



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, April 3, 2023

4:00 PM

Council Chambers

The meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by clicking this link (or typing the URL in your web browser address bar): <https://cityoflacrosse-org.zoom.us/j/88991607803?pwd=d3hhNURndXZXZWRyRIZ4eWFtTndoQT09> Meeting ID: 889 9160 7803; Passcode: CPC23; Call in: 1-305-224-1968.

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing tranea@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

Call to Order

Roll Call

Approval of Minutes from the February 27, 2023 meeting.

Agenda Items:

[23-0244](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Undeliverable Notice - 3.6.2023](#)

[Affidavit of Publication - Notice of Hearing](#)

[Objection - Hanley - 3.28.2023](#)

[Objection - Swan - 3.28.2023](#)

[Legal Objector Map](#)

[Legal Objector Table - 3.29.2023](#)

[CPC Staff Report 040323; 23-0244 LK](#)[23-0258](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential Neighborhood District to the Residence District allowing for the construction of twin homes at 1106-1108 King Street.

Attachments: [Ordinance](#)

[Petition](#)

[Site Plans](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Affidavit of Publication - Notice of Hearing](#)

[CPC Staff Report 040323; 23-0258 LK](#)

[23-0292](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District allowing for an addition to a duplex at 2529-2531 13th Place S.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Letter to DNR & FEMA](#)

[Affidavit of Publication - Notice of Hearing](#)

[CPC Staff Report 040323; 23-0292 TA & JD](#)

[23-0299](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Traditional Neighborhood District-General allowing for a 12-unit multi-family residential building at 213 Rose Street.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Letter to DNR & FEMA](#)

[Affidavit of Publication - Notice of Hearing](#)

[CPC Staff Report 040323; 23-0299 TA](#)

[23-0346](#)

Request for waiver of the City requirement for a subdivision plat and allowance of the substitution of a Certified Survey Map (CSM) in its place at 3102 Chestnut Place.

Attachments: [Revised CSM - 3.23.2023](#)
[Request for Waiver](#)
[CSM & Submittal Checklist - 3.17.2023](#)
[Assessor Approval - 3.20.2023](#)
[Utilities Comments - 3.20.2023](#)
[Letter to Applicant Re Meeting Dates](#)
[CRM Approval - 3.24.2023](#)
[Existing Conditions - 3.22.2023](#)
[County Comments - 3.29.23](#)
[Engineering Comments - 3.29.2023](#)
[CPC Staff Report 040323; 23-0346 AT](#)

[23-0383](#) Update on Comprehensive Plan process and discussion on draft chapters.

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

City Plan Commission Members:

Mayor Mitch Reynolds, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Matt Gallager, Nabamita Dutta, & Jenasea Hameister.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0244

Agenda Date: 4/4/2023

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from Single Family Residence to the Residence District on the Master Zoning Map, to-wit:

Tax Parcel 17-50110-110

SOUTH WEDGEWOOD ADDITION LOT 6 BLOCK 3 LOT SZ: 80 X 125

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

JAMES CHERF
2949 BROADVIEW PLACE
LACROSSE WI 54601

Owner of site (name and address):

JAMES CHERF purchased/closed 2/16/23
2949 BROADVIEW PLACE
LACROSSE WI 54601

Address of subject premises:

3019 WARD AVE
LACROSSE WI 54601

Tax Parcel No.: 17-50110-110

Legal Description: SOUTH WEDGEWOOD ADDITIONAL LOT 6 BLOCK 3
(LOT SIZE 30X125)

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: R2 - 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:

I AM PURCHASING THIS PROPERTY THAT WAS USED AS A RESIDENCE FOR A HANDI-CAPPED PERSON & THEIR CAREGIVING STAFF. AN ADDITION WAS ADDED TO THE ORIGINAL 2 BEDROOM HOUSE TO ACCOMMODATE CARE. THAT ADDITION COMPRISES OF 1 BEDROOM, LIVING ROOM, DINING ROOM, KITCHEN, AND FULL HANDICAP BATHROOM. THE ADDITION HAS TWO INDEPENDANT ENTRANCES SEPARATE FROM ORIGINAL HOUSE.

Property is Proposed to be Used For:

THE ADDITION CREATED A SECOND RESIDENCE FOR THIS HOUSE - EACH UNIT HAS TWO INDEPENDANT ENTRANCES; KITCHEN; LIVING ROOM; BATHROOM; AND BEDROOMS. I AM REQUESTING REZONING TO USE AS A DUPLEX - PROVIDING AFFORDABLE HOUSING TO TWO UNRELATED FAMILIES.

Proposed Rezoning is Necessary Because (Detailed Answer):

ALTHOUGH CONSTRUCTED AS TWO HOUSEHOLDS, R1 ZONING ONLY ALLOWS THIS PROPERTY TO BE USED AS A SINGLE FAMILY HOME.

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


THE STRUCTURE IS ALREADY EXISTING & WAS EFFECTIVELY USED AS A DUPLEX FOR THE LAST 12 YEARS. THERE ARE MULTIFAMILY HOMES TO THE SOUTH OFF WARD AVENUE 1/2 BLOCK AWAY ON 32ND. THIS IS A MAIN THROUGHWAY.

AFFIDAVIT

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, James T. Chert, 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 3019 Ward Av, 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.

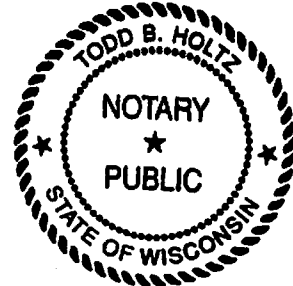


Property Owner

Subscribed and sworn to before me this 16th day of February, 2023

Todd B. Holtz

Notary Public
My Commission expires 12-15-2023



**Lot 6 in Block 3 of South Wedgewood Addition to the City of La Crosse, La Crosse County,
Wisconsin.**

1321129

LACROSSE COUNTY, WI
REGISTER OF DEEDS
DEBORAH J. FLOCK

RECORDED ON 09-03-2002
AT 5:26 PM

REC. FEE: 17.00
TRANSFER FEE:

PAGES: 4

VOL. 1652 PAGE 758

Return Address Atty. Ronald Quillin
COLLINS, QUILLIN & KNOTHE, Ltd.
1208 Caledonia St.
La Crosse, WI. 54603

#42

LAND USE RESTRICTION

Parcel I.D. Number 17-50110-110

Street Address: 3019 Ward Ave., La Crosse, WI

Re: Lot Six (6) in Block Three (3) of South Wedgewood Addition to the City of La Crosse, La Crosse County, Wisconsin.

The undersigned recite and declare as follows:

NOTE

*

APARTMENT

1. Ruby M. Needham (sometimes hereinafter referred to as Owner) is the sole Owner of the land described above and there are no liens or mortgages on this property. During her Ownership of this property, there has been added on to the house an apartment type improvement consisting of a kitchenette, two bedrooms, and a bathroom which has a separate entrance (hereinafter referred to as the apartment) which is currently used by Owner's Daughter, Dolores Hake.

2. While married to Ralph A. Needham, Owner executed a will naming Jane Olsen as the sole beneficiary of her estate and by the terms of this will, it can no longer be changed or altered since Ralph A. Needham is now deceased. In order to provide some assurance that her Daughter will have a place in which to live in the future, Owner during her life time desires to deed this property to her step-Daughter, Jane L. Olsen and her husband, Gary R. Olsen (sometimes hereinafter referred to as

Grantees), subject to Owner's life use of the property, and further subject to a restriction as to the use of a portion of the premises by Grantees of that part of the dwelling referred to as the "apartment" so that Owner's Daughter, Delores Hake (sometimes hereinafter referred to as Daughter) may occupy and use the apartment portion of the dwelling after Owner's death, and for such time as the Daughter is able to live independently in this apartment. A Quit Claim Deed reserving a life estate in favor of Owner is being executed contemporaneously with the signing of this agreement conveying the property to Jane L. and Gary R. Olsen which reservation of rights covers Owner's future right of use of the property. One of the purposes of this agreement is to ensure that Delores Hake will have a right to continue to live in the apartment after Owner's death as long as Delores is able to do so. At the time of the signing of this agreement, Delores Hake is under a guardianship of the person and of her estate, and the parties are aware that her guardian will act on Delores' behalf in making decisions as they may pertain to this agreement and Delores' continued occupancy of the apartment.

3. Owner and Grantees, by signing below hereby agree to the following terms restricting their right to use the apartment portion of the dwelling so as to create a right in favor of Delores Hake to use the apartment upon the following terms and conditions, and the undersigned acknowledge that mutual consideration is being provided to each party so as to make this an enforceable agreement by any of the undersigned, and also by Delores Hake who is a third party beneficiary of this agreement. Further, any party may record a copy of this agreement in the future in the office of the Register of Deeds for La Crosse County, Wisconsin, if it felt such recording is necessary to protect that party's rights.

RECITATIONS PERTAINING TO APARTMENT USE by DELORES HAKE

a.) **USE OF APARTMENT** shall be for the life of Delores Hake, subject to an earlier termination in the event that any of the following occur:

- 1.) Apartment is vacated for 12 consecutive months by Delores Hake;
- 2.) Delores Hake or her Guardian notifies Grantees in writing that she is no longer able to continue to live independently in the apartment and wishes to terminate her right to use this apartment;
- 3.) Delores Hake dies;
- 4.) Delores Hake/Guardian fails to perform her payment obligations below and such failure continues for 12 months after notice of such default is given in writing by Grantees specifying what payment is past due;
- 5.) Delores Hake or her Guardian for any reason of her own choosing notifies Grantees in writing of her desire to relinquish the right to use the apartment for any reason.

b.) **RESPONSIBILITY FOR EXPENSES DIRECTLY RELATED TO USE OF APARTMENT:** Delores Hake/Guardian shall pay for all expenses which are directly traceable to her use of the apartment such as insurance on the apartment contents,

and shall be responsible for her own meals and care. At the time of this agreement, parties are aware that Jane and Gary Olsen are residents of the State of Florida and spend at least half of each year living in that State, and will not be living in this property on a full time basis after the death of Ruby Needham.

c.) CONTRIBUTION TOWARDS COMMON EXPENSES. There is not a separate meter for the utilities, cable TV or for sewer/water to the apartment, nor for the furnace or the air conditioning unit, and therefore Delores Hake shall be responsible for paying one third of such bills as a contribution towards their cost, and such amounts shall be paid within 20 days of being given a copy of the bills and a statement of how much she is to pay. Failure to pay the bill within 20 days of notice shall constitute a default. Upon any default, written notice shall be given by Grantees of the default specifying the date, item for which payment was due, and the amount which needs to be paid, and if such default continues for a period of 12 months, then the right of Delores Hake to live in the apartment shall end, and a court action may be commenced by Grantees if such is necessary to have this right judicially terminated and if necessary, eviction from the apartment. Grantees shall pay the full real estate tax bill and insure the dwelling and there shall be no contribution towards these expenses. Grantees shall also be responsible for all of the expenses pertaining to the maintenance and necessary repair and upkeep of the structure without any contribution. However, if cosmetic changes are desired by Delores Hake to the apartment and such do not constitute necessary repairs or needed replacement, then such expense shall be paid solely by Delores Hake.

d.) NO ASSIGNMENT OF RIGHT OF USE OR SUBLETTING OF APARTMENT: The rights to the use of this apartment given to Delores Hake is personal to her and this right cannot be conveyed to anyone else, and the apartment cannot be sublet nor used by any other person. However, if a live in care provider is needed by Delores in the future, this care provider may also occupy the apartment with Delores.

e.) SALE OF PROPERTY: Unless her rights are terminated at an earlier time, this property may not be sold without the express written consent of Delores Hake, by her guardian, which consent shall be evidenced by signing the "Offer to Purchase" and this consent to the sale shall be required during the time that Delores is able to live in the apartment and is currently doing so. However, if Delores Hake by her Guardian does agree to such sale, her right to a portion of the sale price shall be limited to a payment of \$2,000. from the sale proceeds at the time of closing of the sale.

f.) ENFORCEMENT OF RIGHTS set forth in this Instrument may be exercised by Owner or Delores Hake, or on behalf of either by anyone acting on her behalf such as her agent under a power-of-attorney, her attorneys, HALE, SKEMP, HANSON, SKEMP & SLEIK, or anyone appointed as her legal guardian or as her guardian ad litem. The Guardian acting on behalf of Delores Hake shall be responsible for performing those responsibilities assigned to Delores Hake, and any failure to make

the required payments by the Guardian shall constitute a default under the terms of this agreement.

Dated August 14, 2002.

Ruby M. Needham
Ruby M. Needham, Owner

AUTHENTICATION

Signature of Ruby M. Needham is authenticated this 14th day of August, 2002.

Kevin J. Roop
Kevin J. Roop, Atty.
Member State Bar of Wisconsin, Bar # 1024002

Jane L. Olsen
Jane L. Olsen - Grantee

Gary R. Olsen
Gary R. Olsen - Grantee

AUTHENTICATION

Signatures of Jane Olsen and Gary Olsen are authenticated this 30th day of July, 2002.

Ronald J. Quillin
Ronald J. Quillin, Atty.
Member State Bar of Wisconsin, Bar # 1014395

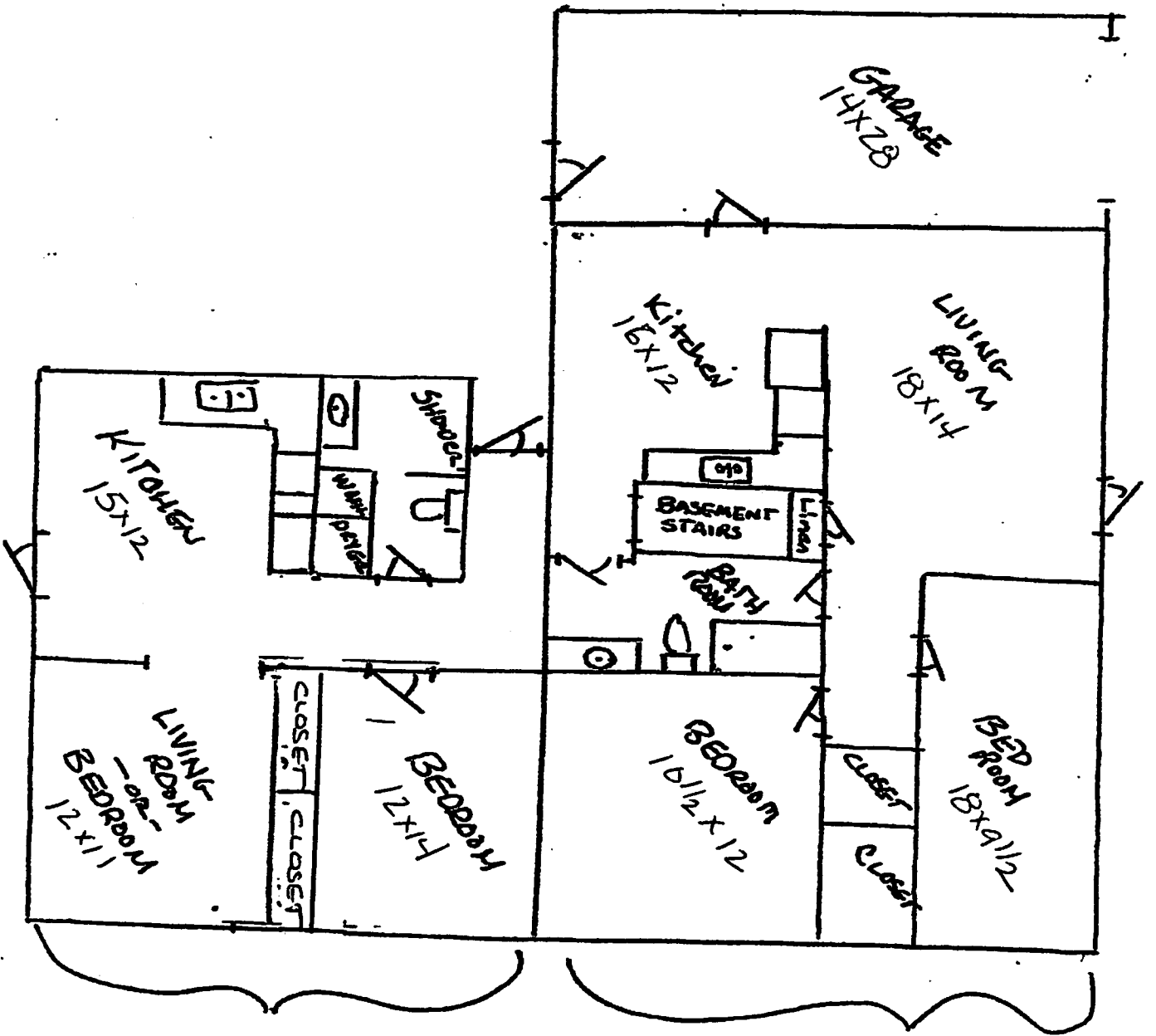
This instrument was drafted at the request of the Grantees by Atty. Ronald J. Quillin, COLLINS, QUILLIN & KNOTHE, Ltd., 1208 Caledonia St., La Crosse, WI 54603.

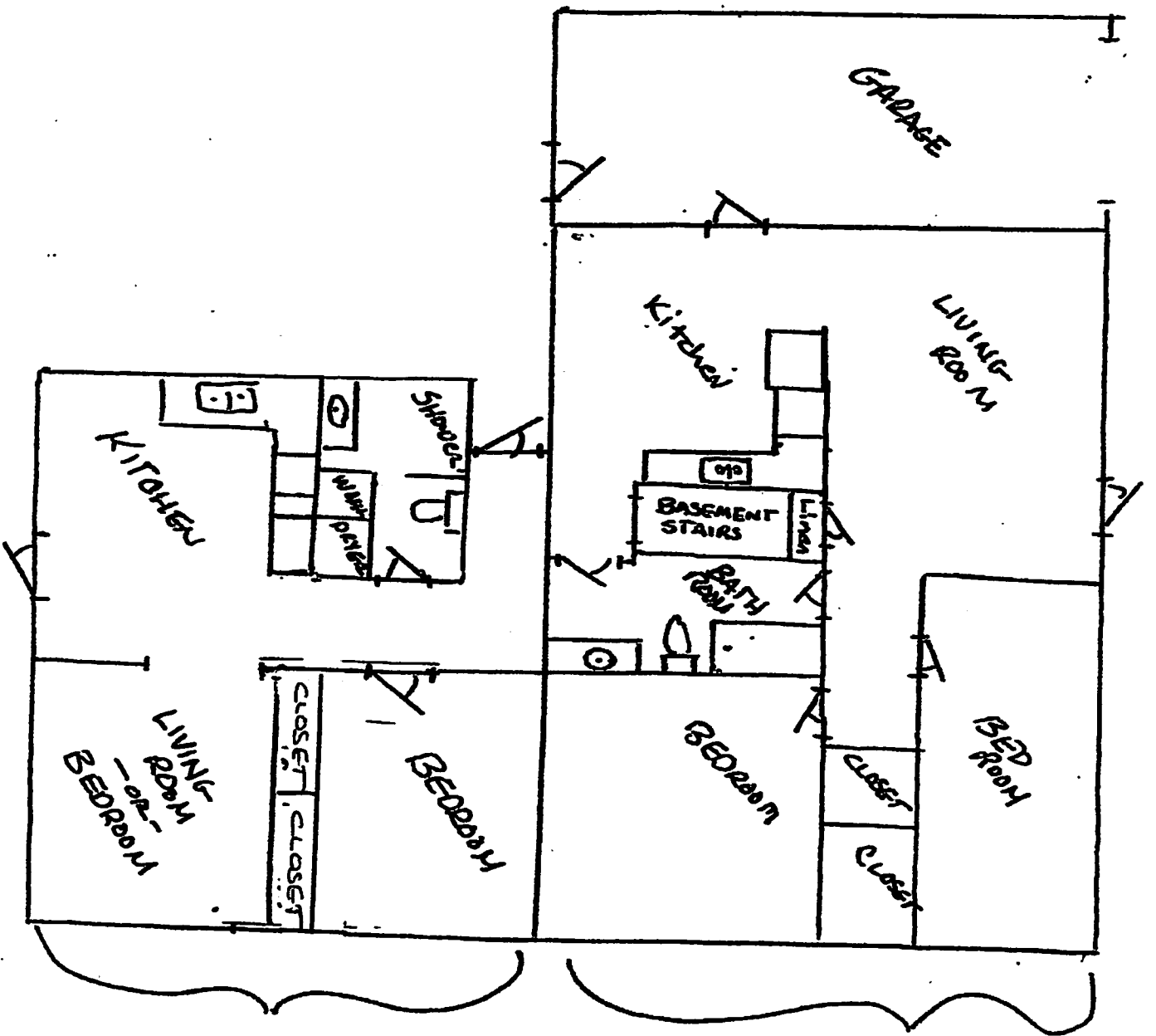
3019 WARD AVE.
 LA CRASSE W1
 LOT SIZE 80 X 125
 (10,000 SQ FEET)

Original Structure
 ± 1010 SQUARE FEET
 Excluding garage

APARTMENT
 Addition
 ± 730 Sq Feet

*note: there are
 3 existing off-street
 parking spaces for
 this property





3019 WARD AVE.
 LA CRASSE W1
 LOT SIZE 80 X 125
 (10,000 SQ FEET)

Original Structure
 ± 1010 SQUARE FEET
 Excluding garage

APARTMENT
 Addition
 ± 730 SQ Feet

*note: there are
 Existing off-street
 parking spaces for
 this property

**NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

Property is presently: formerly a residence for a handicapped person with an addition created as a residence for the caregiving staff.

Property is proposed to be used as: a duplex.

Rezoning is necessary: because current zoning only allows the property to be used as a single family home.

Tax Parcel 17-50110-110

SOUTH WEDGEWOOD ADDITION LOT 6 BLOCK 3 LOT SZ: 80 X 125

The City Plan Commission will meet to consider such application on **Monday, April 3, 2023, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, April 4, 2023, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, April 13, 2023, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 23-0244).

Dated this 24th day of February, 2023.

Nikki M. Elsen, City Clerk
City of La Crosse

Tax Parcel #	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-50109-80	JORDAN JOLING, BRITNI JOLING	3013 LINCOLN AVE	3013 LINCOLN AVE	LA CROSSE WI 54601-7477
17-50109-90	FIRST EVANGELICAL LUTHERAN CONGREGATION	3023 LINCOLN AVE	400 WEST AVE S	LA CROSSE WI 54601-4759
17-50110-10	BROCK C MCMULLEN, HAYLEY K MCMULLEN	3101 LINCOLN AVE	3101 LINCOLN AVE	LA CROSSE WI 54601-7476
17-50110-100	JUDY E HANLEY 2009 REVOCABLE TRUST	3103 WARD AVE	3103 WARD AVE	LA CROSSE WI 54601-7490
17-50110-110	QUALITY LIFE INVESTMENTS LLC	3019 WARD AVE	210 N MAIN ST	WESTBY WI 54667
17-50110-120	ROBERT MAHR	3011 WARD AVE	3011 WARD AVE	LA CROSSE WI 54601-7467
17-50110-130	BERNADINE M WOYCZIK	3003 WARD AVE	3003 WARD AVE	LA CROSSE WI 54601-7467
	SHELLIA M FILLNER, DEBRA K CARPENTER, CHARLES J HOFFMANN, JEANNETTE HOFFMANN,			
17-50110-140	DAVID CARPENTER, NANCY KNEELAND	2929 WARD AVE	2929 WARD AVE	LA CROSSE WI 54601-7468
17-50110-60	RICHARD L ROCHELT, TAMMIE L ROCHELT	2702 32ND ST S	2702 32ND ST S	LA CROSSE WI 54601-7453
17-50110-70	JASON MCCOY	2710 32ND ST S	2710 32ND ST S	LA CROSSE WI 54601
17-50110-80	DENNIS H HANSEN, SUSAN T HANSEN	2720 32ND ST S	2720 32ND ST S	LA CROSSE WI 54601-7453
17-50110-90	JOHN P WEBSTER	3111 WARD AVE	3111 WARD AVE	LA CROSSE WI 54601-7490
17-50111-100	DAVID B SWAN, MICHELINE SWAN	3024 LINCOLN AVE	3024 LINCOLN AVE	LA CROSSE WI 54601-7462
17-50111-110	GARY L GARTNER, MARSHA G GARTNER	3100 LINCOLN AVE	3100 LINCOLN AVE	LA CROSSE WI 54601
17-50111-120	DEAN R ELLEFSON	3108 LINCOLN AVE	3108 LINCOLN AVE	LA CROSSE WI 54601-7463
17-50111-70	KIMBERLY M CARLSON	3000 LINCOLN AVE	3000 LINCOLN AVE	LA CROSSE WI 54601-7462
17-50111-80	WESLEY TOWNE, MALLORY TOWNE	3008 LINCOLN AVE	3008 LINCOLN AVE	LA CROSSE WI 54601
17-50111-90	DAVID L CRAIG, JACKIE R CRAIG	3016 LINCOLN AVE	3016 LINCOLN AVE	LA CROSSE WI 54601-7462
17-50195-20	ROBERT P DEML	2924 WARD AVE	2924 WARD AVE	LA CROSSE WI 54601-7464
17-50195-30	JEFFREY D GOEDE, KAREN GOEDE	3002 WARD AVE	3002 WARD AVE	LA CROSSE WI 54601-7465
17-50195-40	JEFF M BAHR	2812 BROOK CT	500 LAS OLAS BLVD E APT 2505	FT LAUDERDALE FL 33301-2581
17-50311-20	FRED K WILLIAMS, ANTOIWANA K WILLIAMS	3014 WARD AVE	3014 WARD AVE	LA CROSSE WI 54601-7496
17-50311-25	BRENT & DIANE DWYER	2811 BROOK CT	2811 BROOK CT	LA CROSSE WI 54601
17-50311-30	LTTW LLC	3016 WARD AVE	19201 STATE ROAD 21	TOMAH WI 54660
17-50311-35	SARAH & JEREMY MOSLEY	2802 31ST ST S	2802 31ST ST S	LA CROSSE WI 54601
17-50311-40	DONALD & PHYLLIS GREENO	2816 31ST ST S	2816 31ST ST S	LA CROSSE WI 54601
17-50312-20	SHANE SOMMERFELDT, BRITTANY DUMMER	2803 31ST ST S	2803 31ST ST S	LA CROSSE WI 54601-7732
17-50312-30	BENJAMIN & HANA SCHAUF	2809 31ST ST S	2809 31ST ST S	LA CROSSE WI 54601
17-50196-40	DOROTHY L JEFFERY, DAWN M JEFFERY	2819 BROOK CT	2819 BROOK CT	LA CROSSE WI 54601
17-50311-10	LACROSSE COUNTY	3018 WARD AVE	212 6TH ST N RM 2400	LA CROSSE WI 54601
17-50312-10	CLARE RASMUSSEN & MICHAEL TUMILOWICZ	2817 31ST ST S	2817 31ST ST S	LA CROSSE WI 54601

Parcels within 20 feet of 3019 Ward Ave

APPLICANT: JAMES CHERF 2949 BROADVIEW PL LA CROSSE WI 54601

CITY CLERK
400 LA CROSSE ST
LA CROSSE WI 54601-3396
RETURN SERVICE REQUESTED

F
GARY L GARTNER, MARSHA G GARTNER
3100 LINCOLN AVE
LA CROSSE WI 54601



resort
First Class Mail
ComBasPrice



US POSTAGE PAID BY B

ZIP 54601 \$ 000.531
02 1W
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74 BRO 11115 546013396

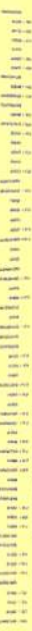
GARTNER

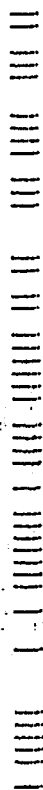
RETURN TO SENDER
T 559 NE 12692210003/04/23

TEMPORARILY AWAY

RETURN TO SENDER

BC: 54601339699 *0378-03111-04-20





*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

Mail to:

LA CROSSE CITY CLERK
NIKKI ELSEN
400 LA CROSSE ST
LA CROSSE WI 54601

ORDER NUMBER 116844

STATE OF WISCONSIN } ss.
La Crosse County

Artene Staff

being duly sworn, doth depose and say that he (she) is an authorized representative of Lee Enterprises, publishers of

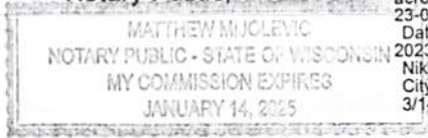
LA CROSS TRIBUNE

a newspaper, at La Crosse, the seat of government of said State, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on the dates listed below.

Sworn to and subscribed before me this _____ day of _____, 20____

(Signed) *Artene Staff*
(Title) Principal Clerk

Notary Public, Wisconsin



My Commission expires

Section: Legals

Category: 0001 Wisconsin Legals

PUBLISHED ON: 03/14/2023, 03/21/2023

TOTAL AD COST: 139.17

FILED ON: 3/21/2023

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Sub-section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

Property is presently: formerly a residence for a handicapped person with an addition created as a residence for the caregiving staff. Property is proposed to be used as: a duplex.

Rezoning is necessary: because current zoning only allows the property to be used as a single family home.

Tax Parcel 17-50110-110 SOUTH WEDGEWOOD ADDITION LOT 6 BLOCK 3 LOT SZ: 80 X 125

The City Plan Commission will meet to consider such application on Monday, April 3, 2023, at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on Tuesday, April 4, 2023, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the Common Council on Thursday, April 13, 2023, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 23-0244).

Dated this 24th day of February, 2023.

Nikki M. Elsen, City Clerk
City of La Crosse
3/14, 3/21 LAC 116844 WNAJLP



**OBJECTION TO
AMENDMENT OF ZONING DISTRICT BOUNDARIES**
(rev. 8/2020)

I/We hereby object to the amendment to the Zoning Code by the transfer of the following described land (include address and tax parcel number from Notice of Hearing): 3119 Ward Ave

from the Single Family Residence District to the duplex family District.

I/We object for the following reason(s):
Not enough parking for possible number of occupants. (Has caused previous problems)
Noise - 2 entrances immediately adjacent to my bedroom. (caused problem with last owner)
Heavy + constant traffic on Ward Ave, including Big trucks, cars parked on street narrow roadway.

I/We further certify that I am/we are the owner of the following described lands (include address and tax parcel number from tax bill): 3103 Ward Ave. #17-50110-100

85' ft. frontage on Ward Ave Street
 _____ ft. frontage on _____ Street

Judy E. Hanley / Judy E. HANLEY
 Signature of Objector printed name

* I am sole owner.
 Carol Redmann passed away in June, 2022. We lived here since 1974.

Signature of Objector printed name
3103 Ward Ave
LaCrosse, WI 54601
 Address

NOTE: In order for the entire parcel to count toward the protest percentage, all owners must sign this objection. For example, if only the husband signs for a property that both husband and wife own, only one-half (1/2) of the parcel is counted in the protest percentage.

Completed forms should be submitted to the City Clerk prior to final action by the Common Council. Forms can be mailed to the address below or deposited in the green drop box on the north side of City Hall. Forms can also be emailed to cityclerk@cityoflacrosse.org. City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

3/27/2023

(i)

To Whom it May Concern:

This is a letter of objection concerning rezoning the neighborhood so that the property at 3119 Ward Ave. can be used as a duplex. I am Judy Hanley, I have lived at 3103 Ward Ave since 1974, adjacent to the property in question. Many people have occupied that property. Ruby Needham moved in in late 70's or early 80's.

She wanted to live there because she had a disabled daughter, a resident of Hillview, so she was close to her.

Some years later the government changed a law that made the daughter ~~was~~ no longer eligible to live at Hillview (she was too young). She had Spina Bifida since Birth and needed 24 hr care. Her mother could not care for her without help, but the government would not allow her to bring a live in caregiver into her home, so the daughter & carer had to occupy separate residence from the mother. The apartment was built on the back @ that time -23

Ruby lived in the front of Delores & the ⁽²⁾
carer lived in the rear for several years.
Again the laws ~~changed~~ changed & the
daughter had to go live somewhere
else.

The house was later rented for
awhile. A couple, their daughter, her
child & her boyfriend moved in. Not
very good neighbors. A lot of yelling
& late nite activity. After this
group left someone bought and made
a group home for the elderly.

The residents were not a problem -
~~However~~ However the care-givers
worked shifts and changed @ 7 AM &
11 PM. They liked to talk to each other
~~on the driveway or front porch,~~
on the drive-way or front porch;
Or talk on the phone while smoking
during the nite. This would go on
both back & front. These entrances
are very close (12-15 ft?) from our
bedroom windows. So we very
rarely could have our windows
open @ night.

Also the traffic has increased tremendously in recent years. Especially trucks & heavy equipment. Ward Ave is a short-cut between Hwy 33 & Mormon Coulee Rd. When many cars are parked on the street it narrows the traffic lanes. This makes it difficult to see the driveways and many times hard to cross on foot. (3)

In conclusion I believe that the dwelling is far too small to house 2 groups of ~~unrelated~~ ^{unrelated} ~~unrelated~~ (especially) people. The near apartment has created problems in the past and will create more in the future and will open ~~the~~ ^{the} door for more such dwellings in our neighborhood as well as similar or worse problems. Thank you for your attention.

Judy Hanley

**OBJECTION TO
AMENDMENT OF ZONING DISTRICT BOUNDARIES**
(rev. 8/2020)

I/We hereby object to the amendment to the Zoning Code by the transfer of the following described land (include address and tax parcel number from Notice of Hearing): _____

3019 WARD AVENUE TAX-P-#
17-50110-110

from the SINGLE FAMILY District to the DUPLEX-2-FAMILY District.

I/We object for the following reason(s): THIS APPLICATION SHOULD BE

DENIED, THIS PROPERTY WAS PURCHASED AS A SINGLE
FAMILY RESIDENCE IN A SINGLE FAMILY NEIGHBORHOOD
IT NOT ZONE FOR MULTI FAMILY USE NOR
SHOULD IT BE ON THE BLOCK THAT THIS DWELLING
SITS THERE ARE ONLY SINGLE FAMILY HOMES!
PLEASE SEE ATTACHED OBJECTION!

I/We further certify that I am/we are the owner of the following described lands (include address and tax parcel number from tax bill): 3024 LINCOLN, AVENUE

LACROSSE WIS 54601
TAX PARCEL # 17-50111-100

80x125 ft. frontage on LINCOLN Street

_____ ft. frontage on _____ Street

David B. Swan DAVID B. SWAN
Signature of Objector printed name

Michelle M. Swan Michelle M. Swan
Signature of Objector printed name

2024 LINCOLN AVE
LACROSSE, WIS 54601
Address

NOTE: In order for the entire parcel to count toward the protest percentage, all owners must sign this objection. For example, if only the husband signs for a property that both husband and wife own, only one-half (1/2) of the parcel is counted in the protest percentage.

Completed forms should be submitted to the City Clerk prior to final action by the Common Council. Forms can be mailed to the address below or deposited in the green drop box on the north side of City Hall. Forms can also be emailed to cityclerk@cityoflacrosse.org. City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

FORMAL OBJECTION TO PROPOSED ORDINANCE CHANGE

**City Plan Commission
Council Chambers of City Hall
400 La Crosse St
La Crosse WI**

As property owners of 3024 Lincoln Avenue, we; David B. Swan and Micheline Swan, object to the ordinance to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

We do not approve of the rezoning. It is not necessary for the property to be used as a duplex. It is a single family residence with some modifications. The homes on the block are single family homes. Changing the zoning will create a precedence that will allow for rental properties on the block. No amendment to the zoning should be approved.

We purchased our home at 3024 Lincoln Avenue to live in an area of well maintained single family homes. Duplexes are rental properties which may or may not be well maintained. It is not a given. Stability is also an issue. People who purchase and live in single family homes generally make a commitment to stay in their homes. There could be a higher change in residents if the property is rented out as a duplex. This could effect the neighborhood in regards to home maintenance, stability of residents and perhaps property values.

We hereby object to the ordinance to amend Subsection 115-110. We do not think the amendment is in the best interest of the homeowners in Subsection 115-110.

Respectfully Submitted,

David B. Swan David B. Swan Date 3-28-2023

Micheline M. Swan Micheline Swan Date 3-28-2023

**OBJECTION TO
AMENDMENT OF ZONING DISTRICT BOUNDARIES**

I/We hereby object to the amendment of the Zoning Code by the transfer of the following described land (include address and the tax parcel number from Notice of Hearing):
3019 Ward Avenue Tax Parcel 17-50110-110 from the Single Family Residence District to the Duplex District.

I/We object for the following reason(s):

We do not approve of the rezoning. It is not necessary for the property to be used as a duplex. It is a single family residence with some modifications. The homes on the block are single family homes. Changing the zoning will create a precedence that will allow for rental properties on the block. No amendment to the zoning should be approved.

We purchased our home at 3024 Lincoln Avenue to live in an area of well maintained single family homes. Duplexes are rental properties which may or may not be well maintained. It is not a given. Stability is also an issue. People who purchase and live in single family homes generally make a commitment to stay in their homes. There could be a higher change in residents if the property is rented out as a duplex. This could effect the neighborhood in regards to home maintenance, stability of residents and perhaps property values.

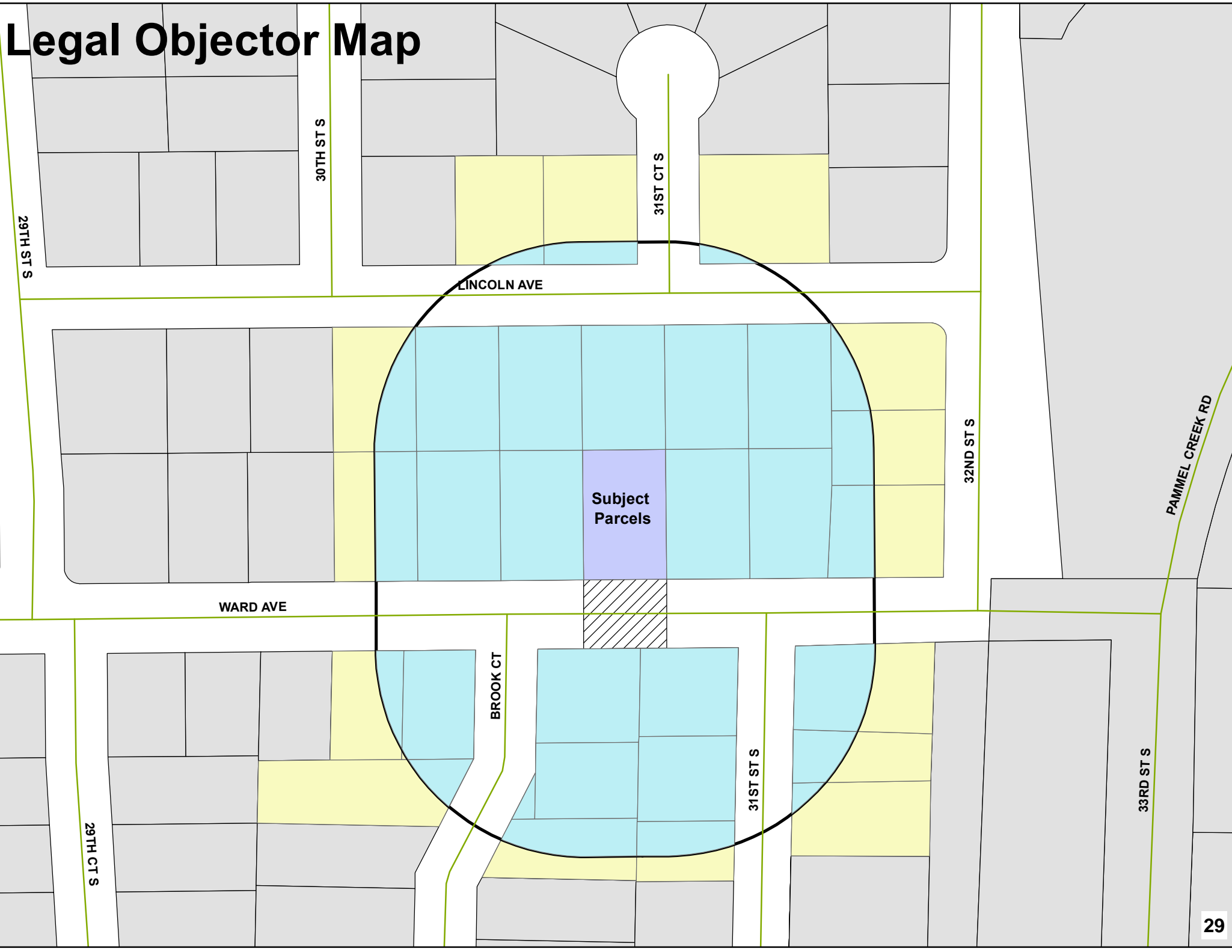
We hereby object to the ordinance to amend Subsection 115-110. We do not think the amendment is in the best interest of the homeowners in Subsection 115-110.

I/We further certify that I am/we are the owner of the following described lands (include address and tax parcel number from the tax bill):

3024 Lincoln Avenue La Crosse WI 54601 Tax Parcel Number 17-50111-100

80 x 125 ft. Frontage on LINCOLN Street

Legal Objector Map



29TH ST S

30TH ST S

31ST CT S

LINCOLN AVE

32ND ST S

PAMMEL CREEK RD

WARD AVE

Subject
Parcels

BROOK CT

31ST ST S

29TH CT S

33RD ST S

Legal Objection Table for 3019 Ward Avenue

TaxParcelN	OwnerName	CompleteAd	CompleteSe	City	State	ZipCode	PROPADDCOM	Shape_Area	Areasqft	Objection	Sqft
17-50109-80	JORDAN JOLING, BRITNI JOLING	3013 LINCOLN AVE		LA CROSSE	WI	54601-7477	3013 LINCOLN AVE	8924.775145	544.68		
17-50109-90	FIRST EVANGELICAL LUTHERAN CONGREGATION	400 WEST AVE S		LA CROSSE	WI	54601-4759	3023 LINCOLN AVE	9449.72241	1860.15		
17-50110-10	BROCK C MCMULLEN, HAYLEY K MCMULLEN	3101 LINCOLN AVE		LA CROSSE	WI	54601-7476	3101 LINCOLN AVE	13124.38835	595.62		
17-50110-60	RICHARD L ROCHELT, TAMMIE L ROCHELT	2702 32ND ST S		LA CROSSE	WI	54601-7453	2702 32ND ST S	9254.241557	1872.99		
17-50110-70	JASON MCCOY	2710 32ND ST S		LA CROSSE	WI	54601	2710 32ND ST S	7859.724326	2839.30		
17-50110-80	DENNIS H HANSEN, SUSAN T HANSEN	2720 32ND ST S		LA CROSSE	WI	54601-7453	2720 32ND ST S	9795.437472	3780.75		
17-50110-90	JOHN P WEBSTER	3111 WARD AVE		LA CROSSE	WI	54601-7490	3111 WARD AVE	9778.928342	9778.93		
17-50110-100	JUDY E HANLEY 2009 REVOCABLE TRUST	3103 WARD AVE		LA CROSSE	WI	54601-7490	3103 WARD AVE	10000.10277	10000.10	Y	10000.10
17-50110-120	ROBERT MAHR	3011 WARD AVE		LA CROSSE	WI	54601-7467	3011 WARD AVE	10000.4842	10000.48		
17-50110-130	BERNADINE M WOYCZIK	3003 WARD AVE		LA CROSSE	WI	54601-7467	3003 WARD AVE	10000.56681	10000.57		
17-50110-140	SHELLIA M FILLNER, DEBRA K CARPENTER, CHARLES J HOFFMANN, JEANNETTE HOFFMANN, DAVID CARPENTER, NANCY KNEELAND	2929 WARD AVE		LA CROSSE	WI	54601-7468	2929 WARD AVE	10000.80546	5000.84		
17-50111-70	KIMBERLY M CARLSON	3000 LINCOLN AVE		LA CROSSE	WI	54601-7462	3000 LINCOLN AVE	9598.902558	3251.28		
17-50111-80	WESLEY TOWNE, MALLORY TOWNE	3008 LINCOLN AVE		LA CROSSE	WI	54601	3008 LINCOLN AVE	9599.034329	9598.98		
17-50111-90	DAVID L CRAIG, JACKIE R CRAIG	3016 LINCOLN AVE		LA CROSSE	WI	54601-7462	3016 LINCOLN AVE	9599.146152	9599.15		
17-50111-100	DAVID B SWAN, MICHELINE SWAN	3024 LINCOLN AVE		LA CROSSE	WI	54601-7462	3024 LINCOLN AVE	9599.329149	9599.33	Y	9599.33
17-50111-110	GARY L GARTNER, MARSHA G GARTNER	3100 LINCOLN AVE		LA CROSSE	WI	54601	3100 LINCOLN AVE	9599.578439	9599.58		
17-50111-120	DEAN R ELLEFSON	3108 LINCOLN AVE		LA CROSSE	WI	54601-7463	3108 LINCOLN AVE	9599.632622	9599.63		
17-50195-20	ROBERT P DEML	2924 WARD AVE		LA CROSSE	WI	54601-7464	2924 WARD AVE	7242.06889	1656.18		
17-50195-30	JEFFREY D GOEDE, KAREN GOEDE	3002 WARD AVE		LA CROSSE	WI	54601-7465	3002 WARD AVE	7263.022965	7232.27		
17-50195-40	JEFF M BAHR	500 LAS OLAS BLVD E	APT 2505	FT LAUDERDALE	FL	33301-2581	2812 BROOK CT	11982.24889	1538.96		
17-50196-40	DOROTHY L JEFFERY, DAWN M JEFFERY	2819 BROOK CT		LA CROSSE	WI	54601-7711	2819 BROOK CT	7835.366316	4214.55		
17-50311-10	LACROSSE COUNTY	212 6TH ST N	RM 2400	LA CROSSE	WI	54601	3018 WARD AVE	494.0435955	494.04		
17-50311-20	FRED K WILLIAMS, ANTOIWANA K WILLIAMS	3014 WARD AVE		LA CROSSE	WI	54601-7496	3014 WARD AVE	8945.948709	8945.95		
17-50311-25	BRENT D DWYER, DIANE K DWYER	2811 BROOK CT		LA CROSSE	WI	54601-7711	2811 BROOK CT	7239.774134	7239.77		
17-50311-30	LTTW LLC	19201 STATE ROAD 21		TOMAH	WI	54660	3016 WARD AVE	7980.687672	7980.69		
17-50311-35	SARAH MOSLEY, JEREMY MOSLEY	2802 31ST ST S		LA CROSSE	WI	54601-7754	2802 31ST ST S	7705.239403	7705.24		
17-50311-40	DONALD J GREENO, PHYLLIS D GREENO	2816 31ST ST S		LA CROSSE	WI	54601-7754	2816 31ST ST S	5450.067288	2898.17		
17-50312-10	CLARE A RASMUSSEN, MICHAEL K TUMILOWICZ	2817 31ST ST S		LA CROSSE	WI	54601-7732	2817 31ST ST S	9540.483592	500.68		
17-50312-30	BENJAMIN SCHAUF, HANA SCHAUF	2809 31ST ST S		LA CROSSE	WI	54601	2809 31ST ST S	6467.6567	2415.39		
17-50312-20	SHANE SOMMERFELDT, BRITTANY DUMMER	2803 31ST ST S		LA CROSSE	WI	54601-7732	2803 31ST ST S	11305.34646	5932.27		

166276.50

19599.43

11.79%

Updated: 3/29/2023

Agenda Item 23-0244 (Lewis Kuhlman)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single-Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

General Location

Council District 12, on the north side of Ward Ave between 29th St and 32nd St as depicted in Map 23-0244. Adjacent land uses consist of single family, single story homes.

Background Information

A former owner added a separate living quarter for a caregiver at this residence and it has had two units for 12 years. Attached caretaker residential units are a conditional use in R1 per [Sec. 115-343\(16\)](#). The main residence has two bedrooms, and the caretaker unit has one. The entrance to the caretaker unit is in the backyard and accessed by sidewalk from the front driveway. On the sidewalk side, the building is setback from the property line 17 feet—the minimum would be 7 feet for a duplex. We are not aware of any exterior changes that would result from the rezoning. Ward Ave is a minor arterial and there are three bus routes with stops along Ward Ave / Losey Blvd and 33rd St. To date, the City Clerk received two letters of objection.

Recommendation of Other Boards and Commissions

Not applicable

Consistency with Adopted Comprehensive Plan

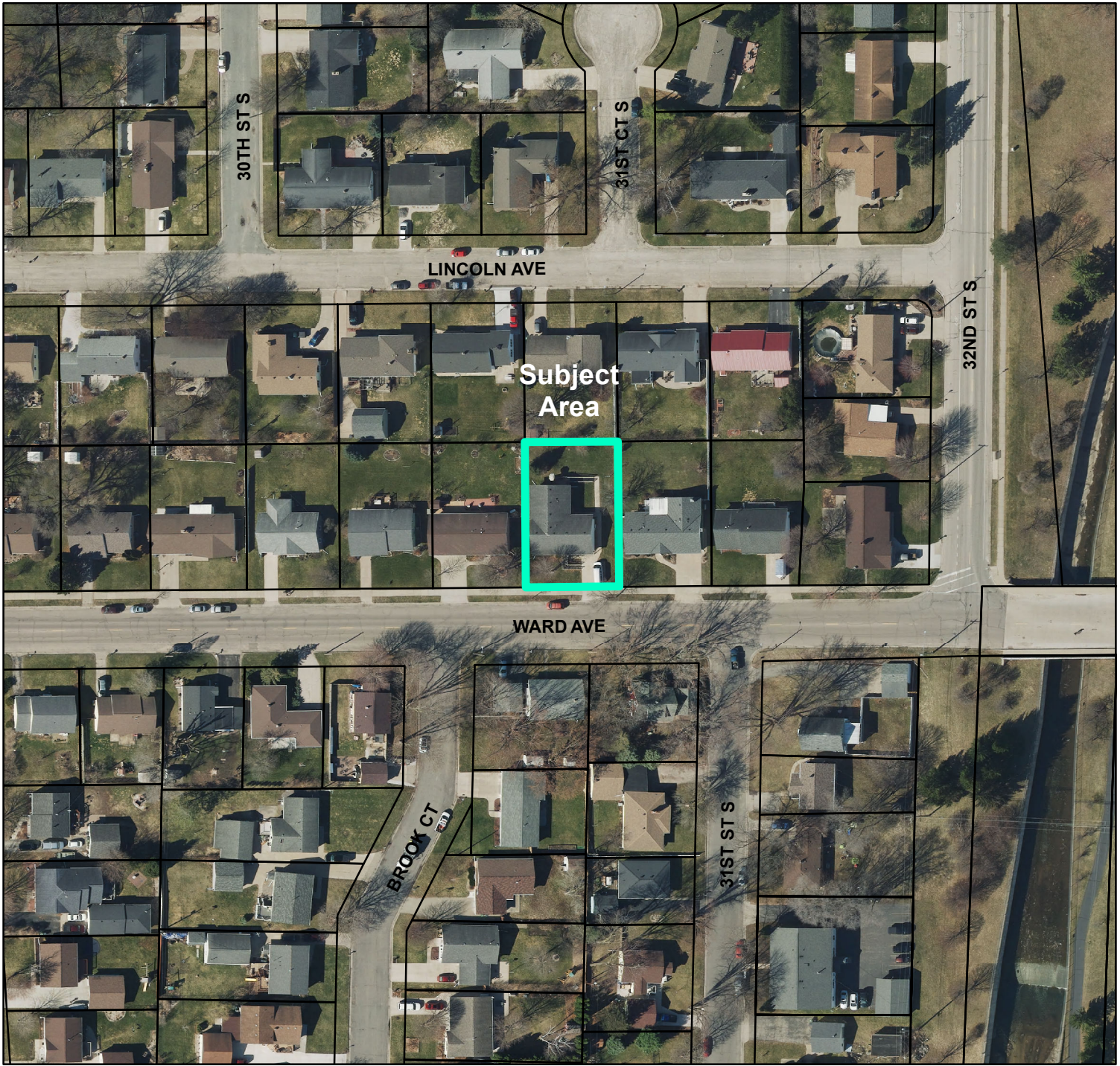
The Future Land Use Map shows this parcel as SFH – Single Family Housing, which entails predominant development of detached or semidetached (side-by-side duplex) housing.

Staff Recommendation

Approval – the residence is already split into two units and likely would not change the appearance or character of the neighborhood. While not a side-by-side duplex, the building's height and size are comparable to adjacent houses. One duplex among three single-family homes on lots of similar size would align with the maximum of five residential units per acre. Three-bedroom residences may be desirable, but the second unit was an addition rather than created by dividing the house. To address some of the concerns of the objectors, regardless of whether the residence has one or two units, the home could be rented, have just as many vehicles, and just as much noise.

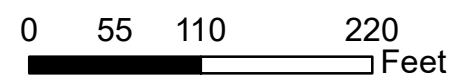
Requiring at least four parking spaces for three total bedrooms seems onerous and the Common Council may want to consider amending the minimum parking requirements in [Sec. 115-393\(a\)\(10\)\(i\)](#).

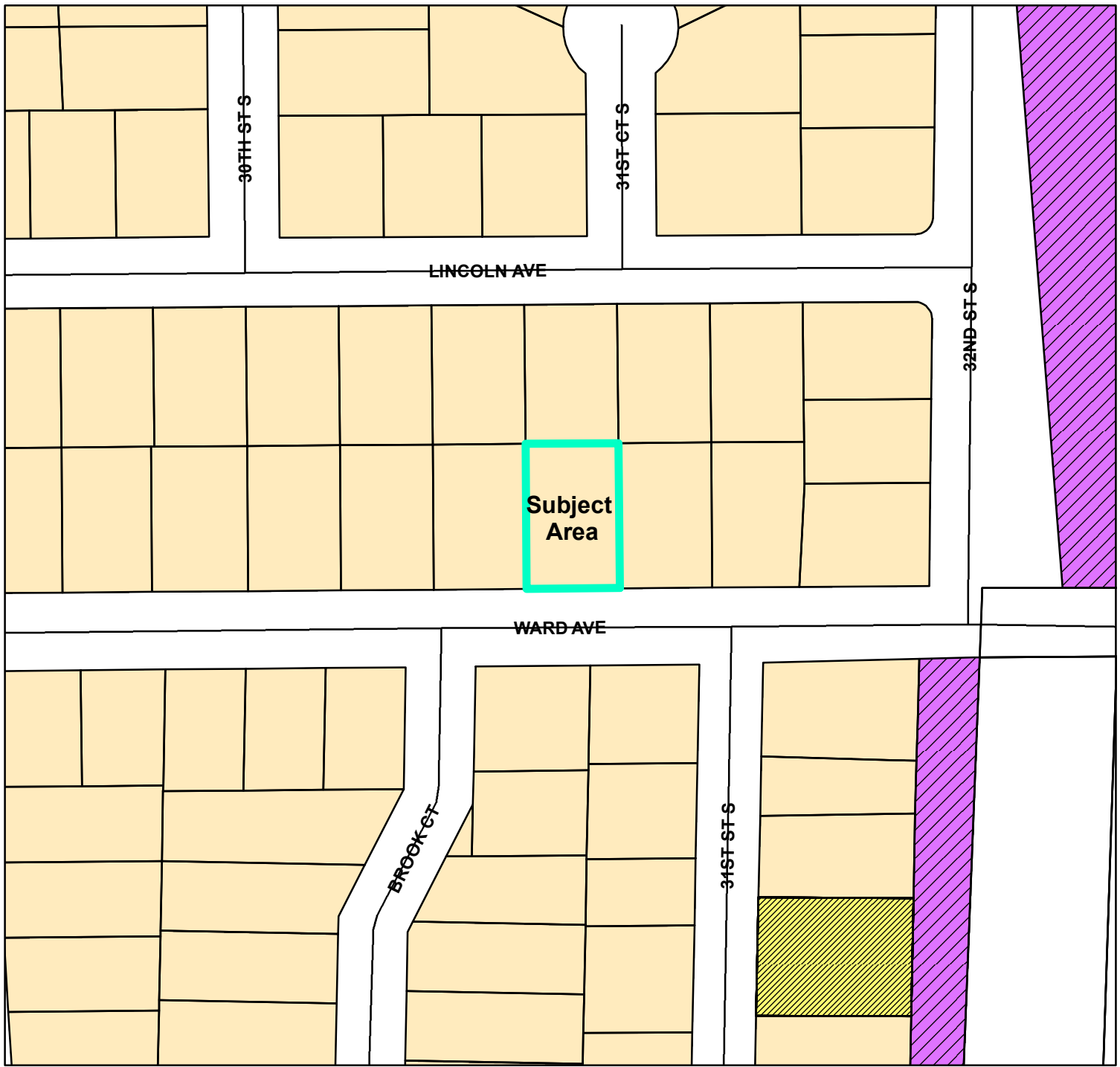
Routing J&A 4.4.2023



BASIC ZONING DISTRICTS

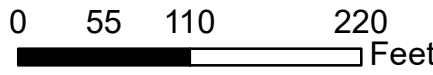
- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
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City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0258

Agenda Date: 4/4/2023

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential District to the Residence District allowing for the construction of twin homes at 1106-1108 King Street.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from Washburn Residential Neighborhood District to the Residence District on the Master Zoning Map, to-wit:

*Tax Parcel 17-20188-50
SUBD BLOCK NO. 13 OF ALLEN OVERBAUGH & PETER BURNS ADDN W 87.75FT
LOT 4 LOT SZ: 87.75X125.42*

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

RLR Properties of La Crosse, LLC (Jay Lokken, Dick Record, Ken Riley)

Owner of site (name and address):

RLR Properties of La Crosse, (Jay Lokken, Dick Record, Ken Riley)

Address of subject premises:

1108 King Street, La Crosse, WI 54601

1106 King Street, La Crosse, WI 54601

Tax Parcel No.: 17-20188-50

Legal Description: SUBD BLOCK NO. 13 OF ALLEN OVERBAUGH & PETER BURNS ADDN W 87.75FT
LOT 4 LOT SZ: 87.75X125.42

Zoning District Classification: WR - Washburn Residential

Proposed Zoning Classification: R2 - 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:

Vacant Lot

Property is Proposed to be Used For:

Building/Construction of twin homes

Proposed Rezoning is Necessary Because (Detailed Answer):

Currently, the zoning is for single family, and these twin homes will be for two separate families

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


The twin homes have been designed with neighborhood input and approval

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, _____, being duly sworn states:

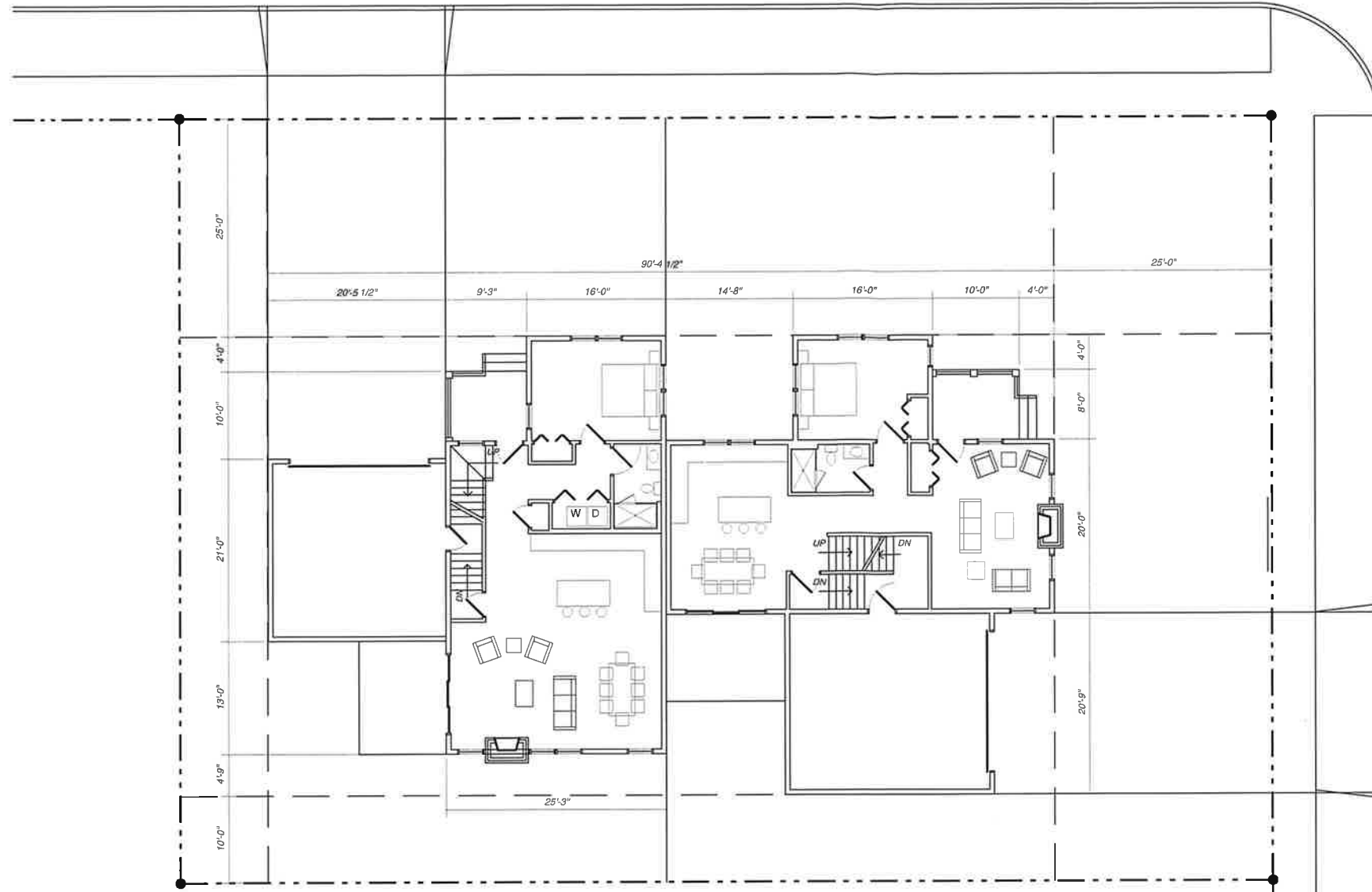
- 1. That the undersigned is an adult resident of the City of _____, State of _____.
- 2. That the undersigned is (one of the) legal owner(s) of the property located at _____.
- 3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment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



 Property Owner

Subscribed and sworn to before me this _____ day of _____, 20__.

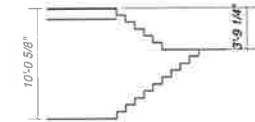
Notary Public
My Commission expires _____.



1 SITE PLAN/1ST FLOOR PLAN
 A1 SCALE: 1/8" = 1'-0" 



2 2ND FLOOR PLAN
 A1 SCALE: 1/8" = 1'-0" 

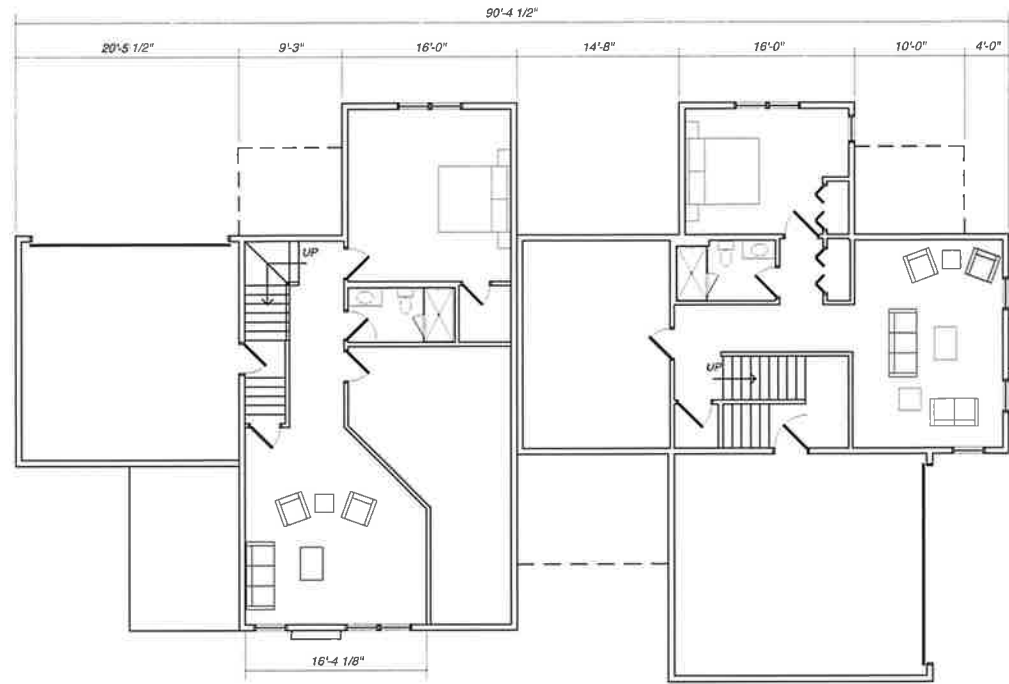


I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL UNDER THE LAWS OF THE STATE OF:

STATE: _____
 DATE: _____
 NUMBER: _____

11TH & KING DUPLEX
 LA CROSSE WI

Scale: _____
 Project No.: 2022.026
 Date: 12.19.2022
 Drawing Name: _____
 Sheet No.: _____



1
A2 **BASEMENT FLOOR PLAN**
SCALE: 1/8" = 1'-0"



2
A2 **11TH STREET ELEVATION**
SCALE: 1/8" = 1'-0"



3
A2 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



3
A2 **KING STREET ELEVATION**
SCALE: 1/8" = 1'-0"



4
A2 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED PROFESSIONAL UNDER THE LAWS OF THE STATE OF

DATE: _____
WORK: _____

Scale: _____

Project No.:
2022.026

Date:
12.19.2022

Drawing Name: _____

Sheet No: _____

TaxParcelN	OwnerName	PROPADDCOM	MAILING ADDRESS	CompleteSe	City State Zip
17-20188-90	BERNSTEIN TRUST	237 11TH ST S	237 11TH ST S		LA CROSSE WI 54601
17-20187-120	CASS STREET APARTMENTS LLC	232 11TH ST S	720 CASS ST		LA CROSSE WI 54601
17-20188-100	CHARLES S SUMMERS	1127 CASS ST	1127 CASS ST		LA CROSSE WI 54601
17-20188-70	CHRISTINE A KAHLOW	221 11TH ST S	221 11TH ST S		LA CROSSE WI 54601
17-20186-100	CHUBBE CHIPMUNK PROPERTIES LLC	1025 KING ST	N2549 BLUFFVIEW LN		STODDARD WI 54658
17-20187-110	COULEECAP INC	212 11TH ST S	201 MELBY ST		WESTBY WI 54667
17-20187-80	COULEECAP INC	215 10TH ST S	201 MELBY ST		WESTBY WI 54667
17-20186-90	DENTON ENTERPRISES LLC	140 11TH ST S	662 196TH AVE		SOMERSET WI 54025
17-20187-140	GREGORY & SUE TOLVSTAD	228 11TH ST S	228 11TH ST S		LA CROSSE WI 54601
17-20188-40	HAWKEYE LLC	1114 KING ST	N7068 MOONLIGHT AVE		HOLMEN WI 54636
17-20187-90	HOFFER LLC	209 10TH ST S	PO BOX 156		ONALASKA WI 54650
17-20186-70	IRVIN L HOUGOM	134 11TH ST S	105 7TH ST S		LA CROSSE WI 54601
17-20188-60	JACKSON FORTNEY	215 11TH ST S	PO BOX 1621		LA CROSSE WI 54601
17-20186-110	JOSEPH & JAMI MATHISON	1011 KING ST	701 GRANUM CIR		HOLMEN WI 54636
17-20186-120	KARL & GRACE GREEN	1003 KING ST	1003 KING ST		LA CROSSE WI 54601
17-20186-130	KARL & GRACE GREEN	141 10TH ST S	1003 KING ST		LA CROSSE WI 54601
17-20188-10	KISH PROPERTIES	200 WEST AVE S	200 WEST AVE S		LA CROSSE WI 54601
17-20188-20	KISH PROPERTIES	1122 KING ST	200 WEST AVE S		LA CROSSE WI 54601
17-20189-10	LACROSSE AREA FAMILY YMCA BD OF TRUSTEES INC	148 WEST AVE S	1140 MAIN ST		LA CROSSE WI 54601
17-20189-60	LACROSSE AREA FAMILY YMCA BD OF TRUSTEES INC	1105 KING ST	1140 MAIN ST		LA CROSSE WI 54601
17-20187-100	LISA R MIDDLETON	203 10TH ST S	203 10TH ST S		LA CROSSE WI 54601
17-20187-70	MICHAEL & JENNIFER GARVEY	221 10TH ST S	221 10TH ST S		LA CROSSE WI 54601
17-20188-30	MICHAEL & LACEY WARREN	1120 KING ST	1120 KING ST		LA CROSSE WI 54601
17-20188-80	S REID & CAROL LUDLOW	223 11TH ST S	223 11TH ST S		LA CROSSE WI 54601
17-20186-80	SCOTT A GIBSON, RONALDO N VALDEZ	136 11TH ST S	606 LIBERTY ST		LA CROSSE WI 54603
17-20186-60	SOUTH PROPERTIES LLC	124 11TH ST S	3215 GEORGE ST	#3	LA CROSSE WI 54603
17-20189-80	THE FERGUS GROUP LLC	131 11TH ST S	3509 CROWN BLVD		LA CROSSE WI 54601
17-20188-110	WEST AVENUE RENTALS LLC	220 WEST AVE S	110 10TH ST S		LA CROSSE WI 54601

Properties within 200ft of 1106-1108 King Street

APPLICANT: RLR PROPERTIES OF LA CROSSE LLC 319 MAIN ST SUITE 200 LA CROSSE WI 54601

**NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential District to the Residence District allowing for the construction of twin homes at 1106-1108 King Street.

Property is presently: a vacant lot.

Property is proposed to be used for: twin-homes.

Rezoning is necessary: The current zoning is for a single family and the twin homes will be for two separate families.

*Tax Parcel 17-20188-50
SUBD BLOCK NO. 13 OF ALLEN OVERBAUGH & PETER BURNS ADDN W 87.75FT
LOT 4 LOT SZ: 87.75X125.42*

The City Plan Commission will meet to consider such application on **Monday, April 3, 2023, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, April 4, 2023, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council on Thursday, April 13, 2023, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 23-0258).

Dated this 28th day of February, 2023.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: March 14 and 21, 2023
One (1) Affidavit

*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

Mail to:

LA CROSSE CITY CLERK
NIKKI ELSEN
400 LA CROSSE ST
LA CROSSE WI 54601

ORDER NUMBER 117003

STATE OF WISCONSIN

} ss.

La Crosse County

Artene Staff

being duly sworn, doth depose and say that he (she) is an authorized representative of Lee Enterprises, publishers of

LA CROSS TRIBUNE

a newspaper, at La Crosse, the seat of government of said State, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on the dates listed below.

Sworn to and subscribed before me this ___ day of _____, 20___

(Signed) *Artene Staff*
(Title) Principal Clerk

[Signature]

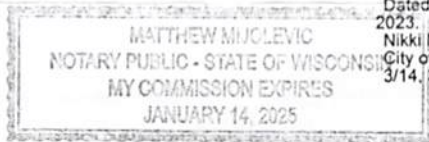
Notary Public, Wisconsin

My Commission expires

Section: Legals

Category: 0002 Minnesota Legals

PUBLISHED ON: 03/14/2023, 03/21/2023



NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION
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Dated, this 29th day of February, 2023.

Nikki M. Elsen, City Clerk
City of La Crosse
3/14, 3/21 LAC 117003 WNAXLP



TOTAL AD COST: 137.36

FILED ON: 3/21/2023

Agenda Item 23-0258 (Lewis Kuhlman)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential District to the Residence District allowing for the construction of twin homes at 1106-1108 King Street.

General Location

Council District 8, Downtown and/or Washburn Neighborhood, on the south side of King St. one block from West Ave. as depicted in Map 23-0258. Adjacent uses include single and duplex residences, YMCA facilities, and the REACH Center.

Background Information

There was a duplex on the parcel at least through 2015 according to municipal aerial imagery. The building likely was condemned because there is not a CUP for demolition in the legislative files. Regardless, the property has been vacant. This vacant parcel is nearly twice the size of adjacent parcel at 1112-1114 King St which also has a duplex. Washburn Residential no longer allows multifamily residences as a conditional use, so the parcel must be rezoned to allow for the proposed 3-bedroom twin homes. The applicant states that the designs were made in consultation with the neighborhood.

Recommendation of Other Boards and Commissions

[23-0348](#) – The Design Review Committee reviewed the preliminary design for the twin homes.

[21-0675](#) - A petition to rezone the parcel to Traditional Neighborhood Development to build 16 one-bedroom units was withdrawn.

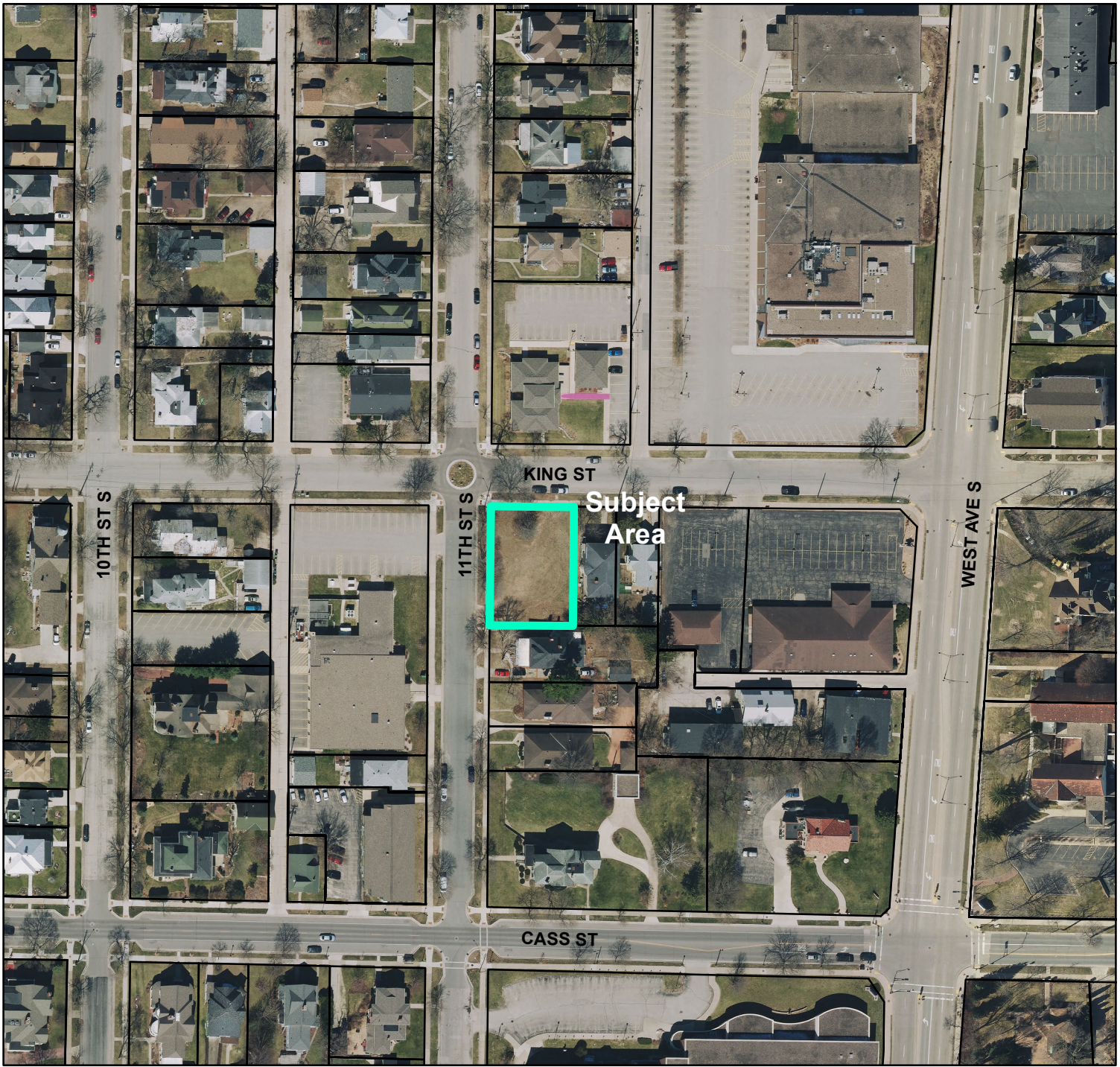
Consistency with Adopted Comprehensive Plan

The Future Land Use Map identifies this parcel as Traditional Neighborhood Development, which allows single-family attached housing. This rezoning could help meet land use objectives for targeted redevelopment, improving land use compatibility, and maintaining traditional urban character.

Staff Recommendation

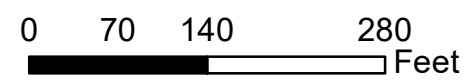
Approval – The proposal meets the objectives of the comprehensive plan outlined.

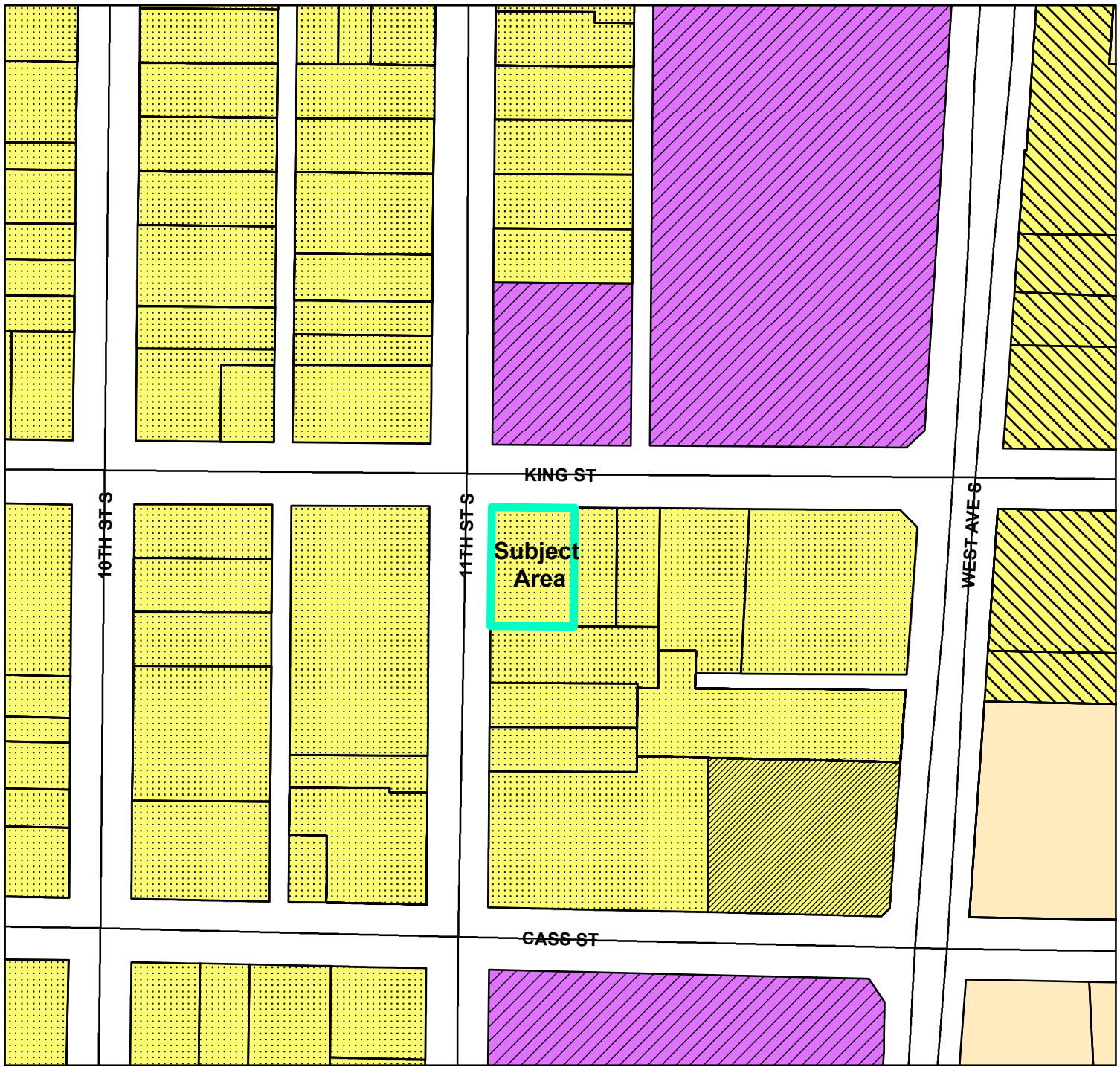
Routing J&A 4.4.2023



BASIC ZONING DISTRICTS

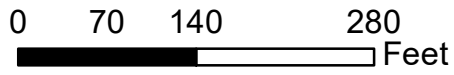
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
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- City Limits
- SUBJECT PROPERTY





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0292

Agenda Date: 4/4/2023

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District allowing for an addition to a duplex at 2529-2531 13th Place S.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from Single Family Residence District to the Residence District on the Master Zoning Map, to-wit:

*Tax Parcel 17-50051-111
DUNNS SECOND ADDITION LOT 17 EX S 6.26FT BLOCK 2 LOT SZ: 53.74 X 122.5*

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Holly & Levi Bechtum
2529 13th Pl S
La Crosse, WI 54601

Owner of site (name and address):

Holly & Levi Bechtum
2529 13th Pl S
La Crosse, WI 54601

Address of subject premises:

2529-2531 13th Pl S
La Crosse, WI 54601

Tax Parcel No.: 17-50051-111

Legal Description: Dunn's second addition Lot 17 Ex. 6.26 FT
Block 2. Lot size 53.74 x 127.5

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: R2 - 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:

Residential Duplex

Property is Proposed to be Used For:

Residential Duplex

Proposed Rezoning is Necessary Because (Detailed Answer):

We would like to put a 14x36 addition on the house. Currently zoned R1 -> Legal Non Conforming Duplex ~~as~~ as such, no additions may be done to the structure.

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

Building use will remain the same. Value is likely to be improved.

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

Rezoning the parcel brings it into compliance with current use, and Improves the value of the property. It also will be very unlikely we'll ever move from the home.

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]

[Signature]
(signature)

608-780-7300 2-20-23

608-397-1967
(telephone) (date)

LeviDBechtun@gmail.com

HKBechtun@gundersenhealth.org
(email)

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

Personally appeared before me this 20 day of February, 2023 the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Barbara E Lyons
Notary Public
My Commission Expires: 4-7-26

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

Review was made on the 3rd day of March, 2023

Signed: [Signature], Plan Adm.
Director of Planning & Development

2529 13TH PL S LA CROSSE

Parcel: 17-50051-111
Internal ID: 47622
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.150
Township: 15
Range: 07
Section: 08

Abbreviated Legal Description:

DUNNS SECOND ADDITION LOT 17 EX S 6.26FT BLOCK 2 LOT SZ: 53.74 X 122.5

Property Addresses:

Street Address	City(Postal)
2529 13TH PL S	LA CROSSE
2531 13TH PL S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
LEVI D BECHTUM	Owner	2529 13TH PL S	LA CROSSE	WI	54601
HOLLY K BECHTUM	Owner	2529 13TH PL S	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
5	Book 5	N

Additional Information:

Code	Description	Taxation District
2020+ VOTING SUPERVISOR	2020+ Supervisor District 11	
2020+ VOTING WARDS	2020+ Ward 21	
Use	OLDER DUPLEX	

Lottery Tax Information:

Lottery Credits Claimed: 1 on 6/11/2021
Lottery Credit Application Date: 10/10/2007

Tax Information:

Billing Information:

Bill Number: 11747
Billed To: LEVI D, HOLLY K

SURVEY MAP

PART OF THE SW 1/4 OF THE SE 1/4, SECTION 8, TOWNSHIP 15 NORTH, RANGE 7 WEST, ALSO DESCRIBED AS LOTS 16 & 17, BLOCK 2 OF THE RECORDED SUBDIVISION DUNNS 2ND ADDITION, CITY OF LA CROSSE, WISCONSIN.

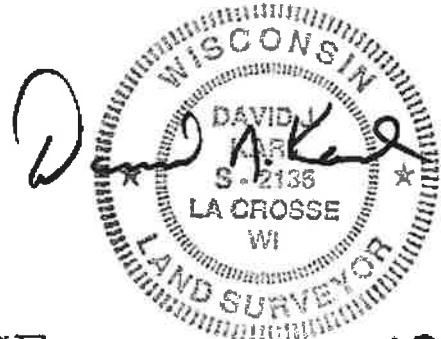
CL-1045



BASIS OF BEARING: WEST LINE OF ALLEY (ASSUMED NORTH)

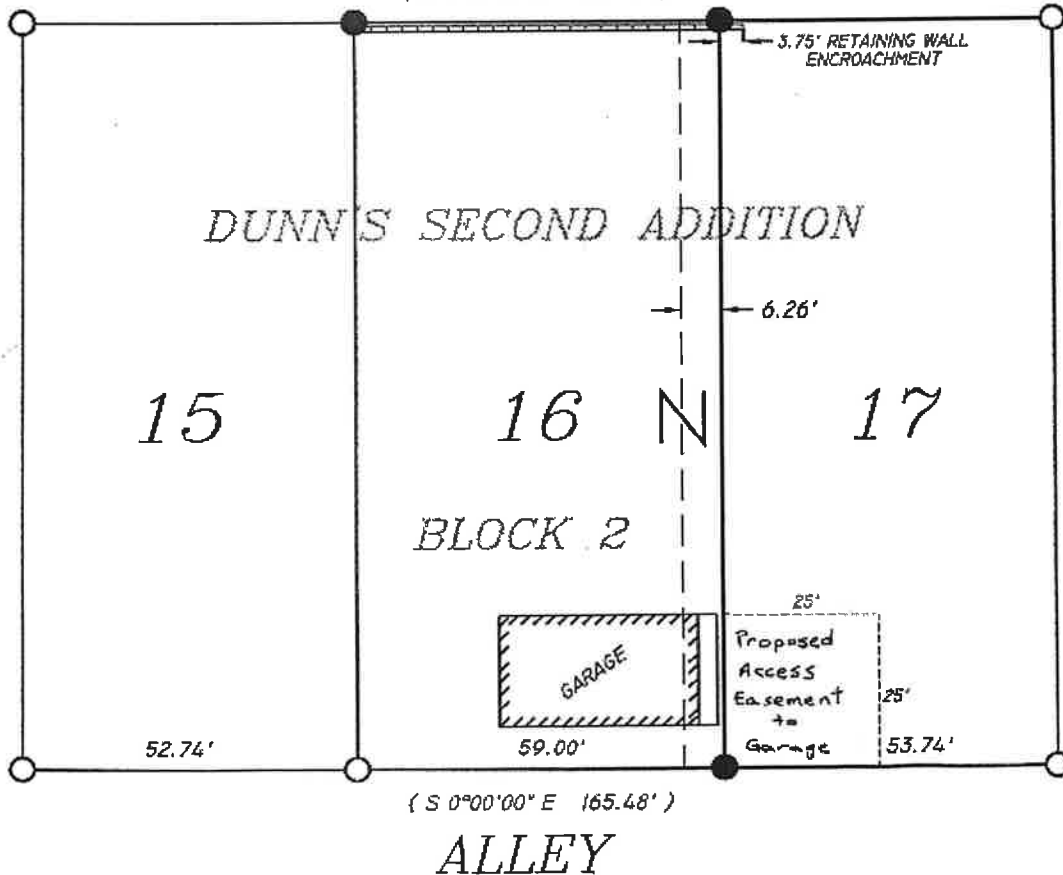


LEGEND	
○	= FOUND PIPE
●	= SET IRON BAR 24" X 3/4" @ 1.50# / FT.
()	= "RECORDED AS"
-----	= EASEMENT



13TH PLACE
(N 0°02'55" E 165.48')

July 31, 1998



SURVEYOR
DAVID J. KARL
2222 MISSISSIPPI ST.
LA CROSSE, WI 54601

THIS SURVEY WAS DONE AT THE REQUEST
OF THE LANDOWNER, LORALIE MILES.

OWNERS
ROBERT & LORALIE MILES
2530 SOUTH 14TH STREET
LA CROSSE, WI 54601

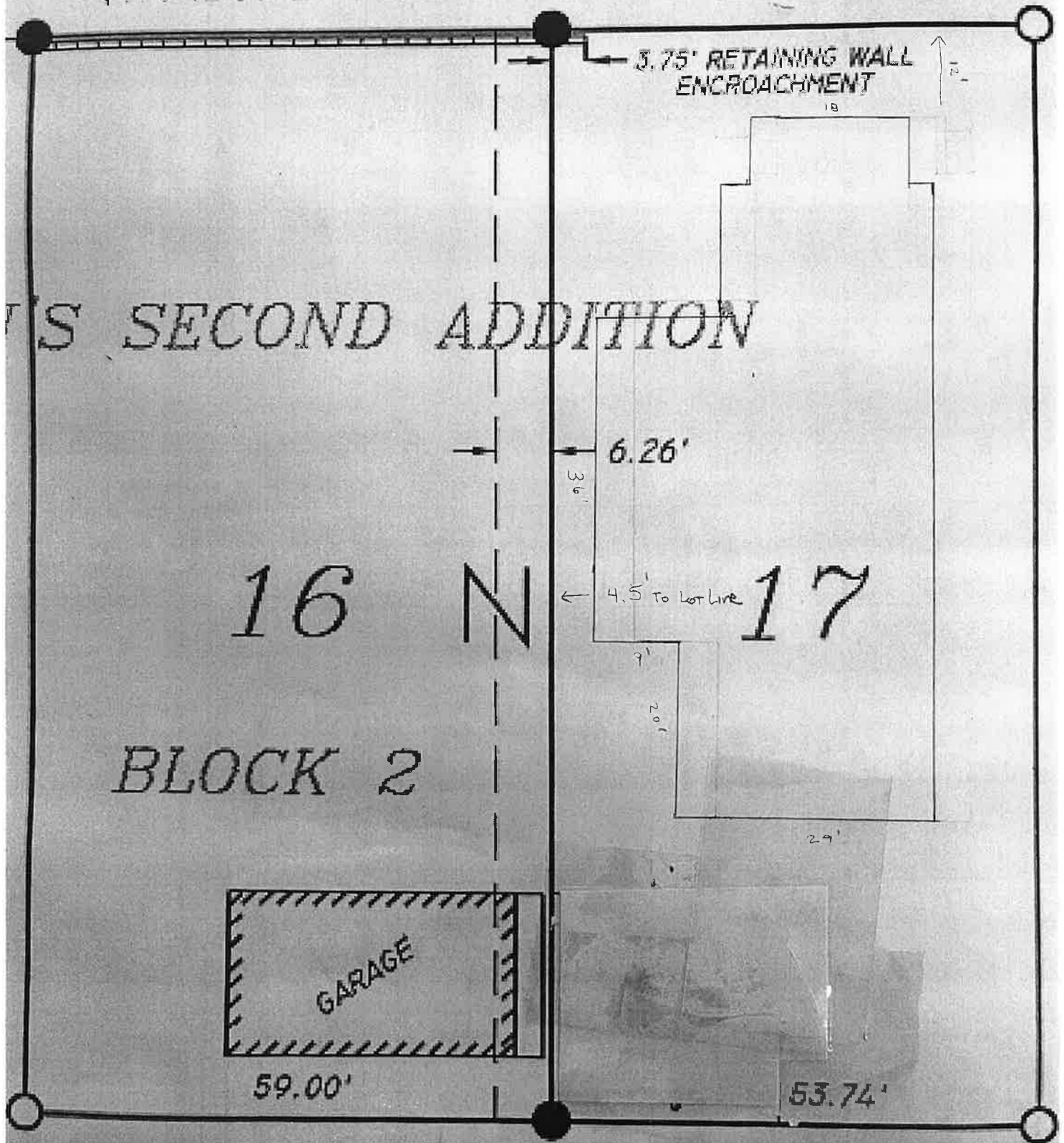
I, DAVID J. KARL, CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL. I FURTHER CERTIFY THAT THIS INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

House with Proposed Addition

13TH PLACE

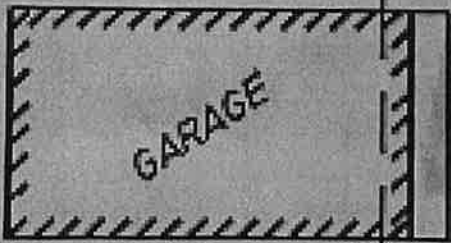
(N 0°02'55" E 165.48')

July 31, 1



BLOCK 2

16 N 17



59.00'

53.74'

(S 0°00'00" E 165.48')

ALLEY



17-50050-130

ADAM G REICHENBACH

17-50050-140

17-50051-10

CHRISTOPHER M DAVIS

LACROSSE INVESTMENT GROUP LLC

17-50051-120

BRENT L ANDERSON

LEVID, HOLLY K BECHTUM

17-50051-111

LEVID, HOLLY K BECHTUM

17-50051-110

LEVID, HOLLY K BECHTUM

17-50051-100

DONALD JUEN

13TH PLACE SOUTH



THIS MAP IS NOT A FIELD SURVEY. ANY USE OF THIS INFORMATION IS THE RESPONSIBILITY OF THE USER AND LA CROSSE COUNTY DISCLAIMS ALL LIABILITY FOR ANY OTHER USER OTHER THAN LA CROSSE COUNTY BUSINESS.



Picture showing space for parking at least

4 cars

Taken 3-2-23 by Levi Bechtum



La Crosse Fire Department

Division of Community Risk Management

inspection@cityoflacrosse.org (P) 608.789.7530 (F) 608.789.7589
http://www.cityoflacrosse.org/your-government/departments/fire-department

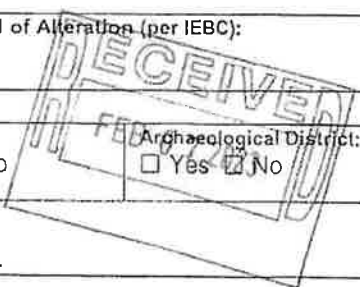


Revision 5/27/2021

APPLICATION FOR BUILDING PERMIT

Application Number _____ Date _____ Parcel Number: _____

OWNER INFORMATION					
Name: Levi Bechtum					
Address of Above: Street 2529 13th Place South			City La Crosse	State WI	Zip Code 54601
Phone: 608-780-7300	Cell: 608-780-7300	Fax:	Email: Levi.D.Bechtum@gmail.com		
CONTRACTOR INFORMATION					
Name: LEVEL Foundation Repair					
Address of Above: Street 3425 Mormon Cowlee Rd			City La Crosse	State WI	Zip Code 54601
Phone: 608-780-1354	Cell: 608-780-7300	Fax:	Email: Levi.D.Bechtum@gmail.com		
PROJECT INFORMATION					
Project Address: 2529 13th place South					
Construction Cost: \$ 24,000		Description of Work: <small>If Demolition include intended use of land after demolition</small> Kitchen addition, staircase and basement under kitchen			
Project Type: <input type="checkbox"/> Building <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Sign <input type="checkbox"/> Alteration/Remodel <input type="checkbox"/> Demolition					
Architect/Engineer Name:		Architect/Engineer Phone:		Level of Alteration (per IEBC):	
PROPERTY INFORMATION					
Zoning: R1	Nbr. Dwling Units: 2	Flood Plain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Fire Limits: <input type="checkbox"/> Yes <input type="checkbox"/> No	Archaeological District: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Building Construction Type: Wood Framed			Occupancy Type: Residential		
FEE INFORMATION					
Copies: \$	Plan Review: \$	Permit: \$	Record Mtce: \$	Other: \$	Total: \$



I/WE HEREBY AGREE between the applicant, as owner, owner's agent or servant, and the City of La Crosse that for and in consideration of the pramises and of the permit to construct, erect, alter, move, raise, or install and the occupancy of a building or property as above described, to be issued and granted by Fire Prevention and Building Safety of the City of La Crosse, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter, move, raise or install and occupy in strict compliance with the ordinances of the City of La Crosse, and to obey any and all lawful orders of Fire Prevention and Building Safety of the City of La Crosse and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings and other structures and permanent building equipment.

Levi Bechtum Agent/Contractor:	(Print)	 (Sign)	2-7-23 (Date)	1475483 (WI Cred/Qual)
Levi Bechtum Owner:	(Print)	 (Sign)	2-7-23 (Date)	

OFFICE USE ONLY		
Application Approved:	Inspector:	Date:

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

101.65(1r) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

CAUTIONARY STATEMENT TO CONTRACTORS FOR PROJECTS INVOLVING BUILDING BUILT BEFORE 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)261-6876 or go to the Wisconsin Department of Health Services' lead homepage for details of how to be in compliance.

WETLANDS NOTICE TO PERMIT APPLICANTS

You are responsible for complying with state and federal laws concerning the construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center.

ADDITIONAL RESPONSIBILITIES FOR OWNERS OF PROJECTS DISTURBING ONE OR MORE ACRE OF SOIL

I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management standards, and will comply with those standards.

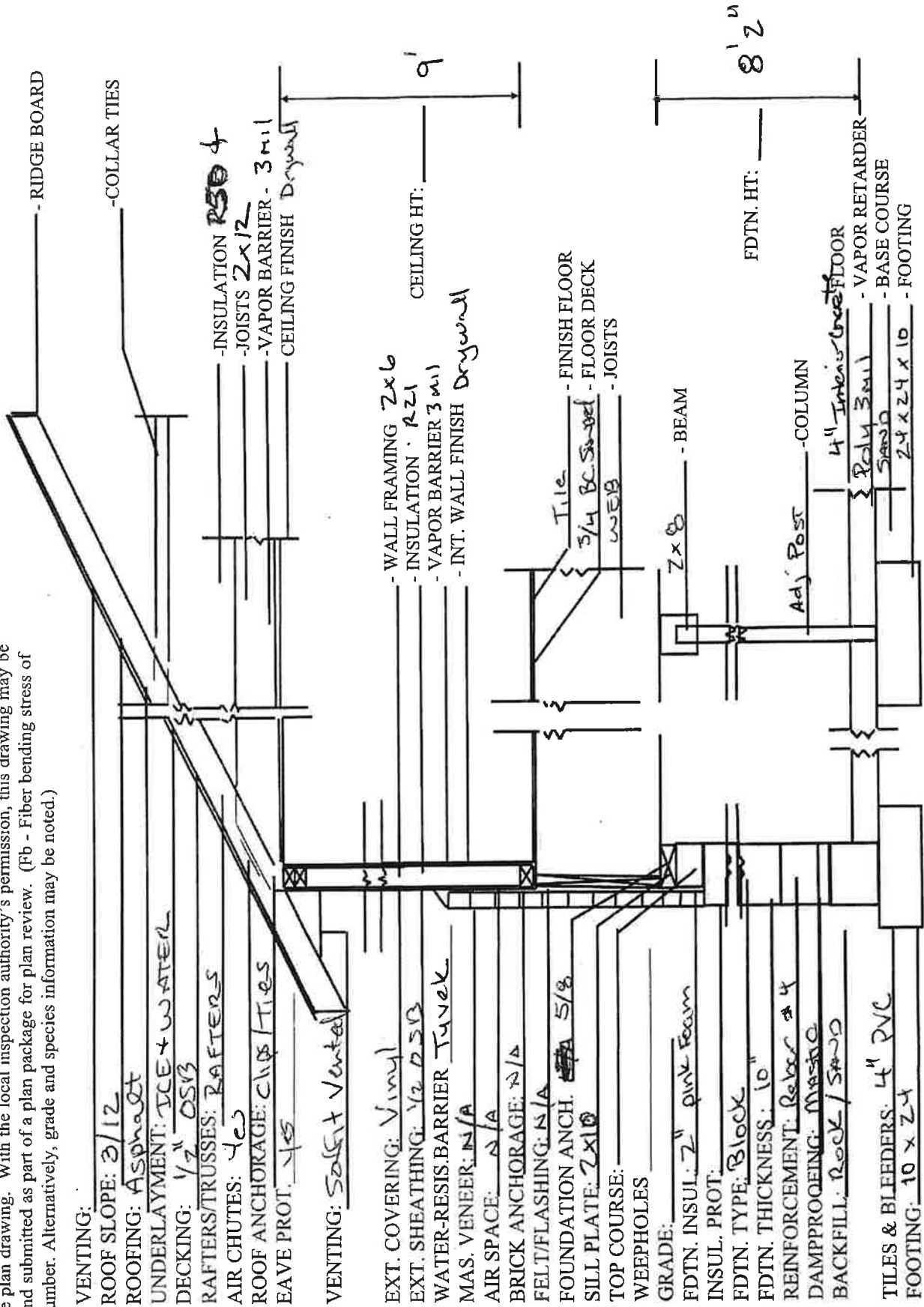
Levi Bechtum _____ 2-7-23
Owner: (Print Name) (Sign) (Date)

Owner: (Print Name) (Sign) (Date)

OFFICE USE ONLY		
For Permit Number:	Inspector:	Date:

RESIDENTIAL ADDITION SECTION PLAN

NOTE: With proper detailing of building dimensions, material types, spans, sizes, spacing, Fb, properties, etc., and strikeouts of non-applicable details, this cross section would provide an acceptable plan drawing. With the local inspection authority's permission, this drawing may be detailed and submitted as part of a plan package for plan review. (Fb - Fiber bending stress of selected lumber. Alternatively, grade and species information may be noted.)



VENTING:

ROOF SLOPE: 3/12

ROOFING: Asphalt

UNDERLAYMENT: ICE + WATER

DECKING: 1/2" OSB

RAFTERS/TRUSSES: RAFTERS

AIR CHUTES: Yes

ROOF ANCHORAGE: CLIP TIES

EAVE PROT. Yes

VENTING: Soffit + Vented

EXT. COVERING: Vinyl

EXT. SHEATHING: 1/2" OSB

WATER-RESIS. BARRIER Tyvek

MAS. VENEER: N/A

AIR SPACE: N/A

BRICK ANCHORAGE: N/A

FELT/FLASHING: N/A

FOUNDATION ANCH. 5/8"

SILL PLATE: 2x10

TOP COURSE:

WEBPOLES

GRADE:

FDTN. INSUL: 2" pink Foam

INSUL. PROT:

FDTN. TYPE: Block

FDTN. THICKNESS: 10"

REINFORCEMENT: Rebar #4

DAMP PROOFING: Mastic

BACKFILL: Rock / Sand

TILES & BLEEDERS: 4" PVC

FOOTING: 10 x 24

- WALL FRAMING 2x6

- INSULATION R21

- VAPOR BARRIER 3 mil

- INT. WALL FINISH Drywall

CEILING HT: 9'

Tile

3/4 BC Soffit

WEB

- FINISH FLOOR

- FLOOR DECK

- JOISTS

2x6

- BEAM

Adj Post

- COLUMN

4" Inten's Great Floor

- VAPOR RETARDER

3 Poly 3 mil

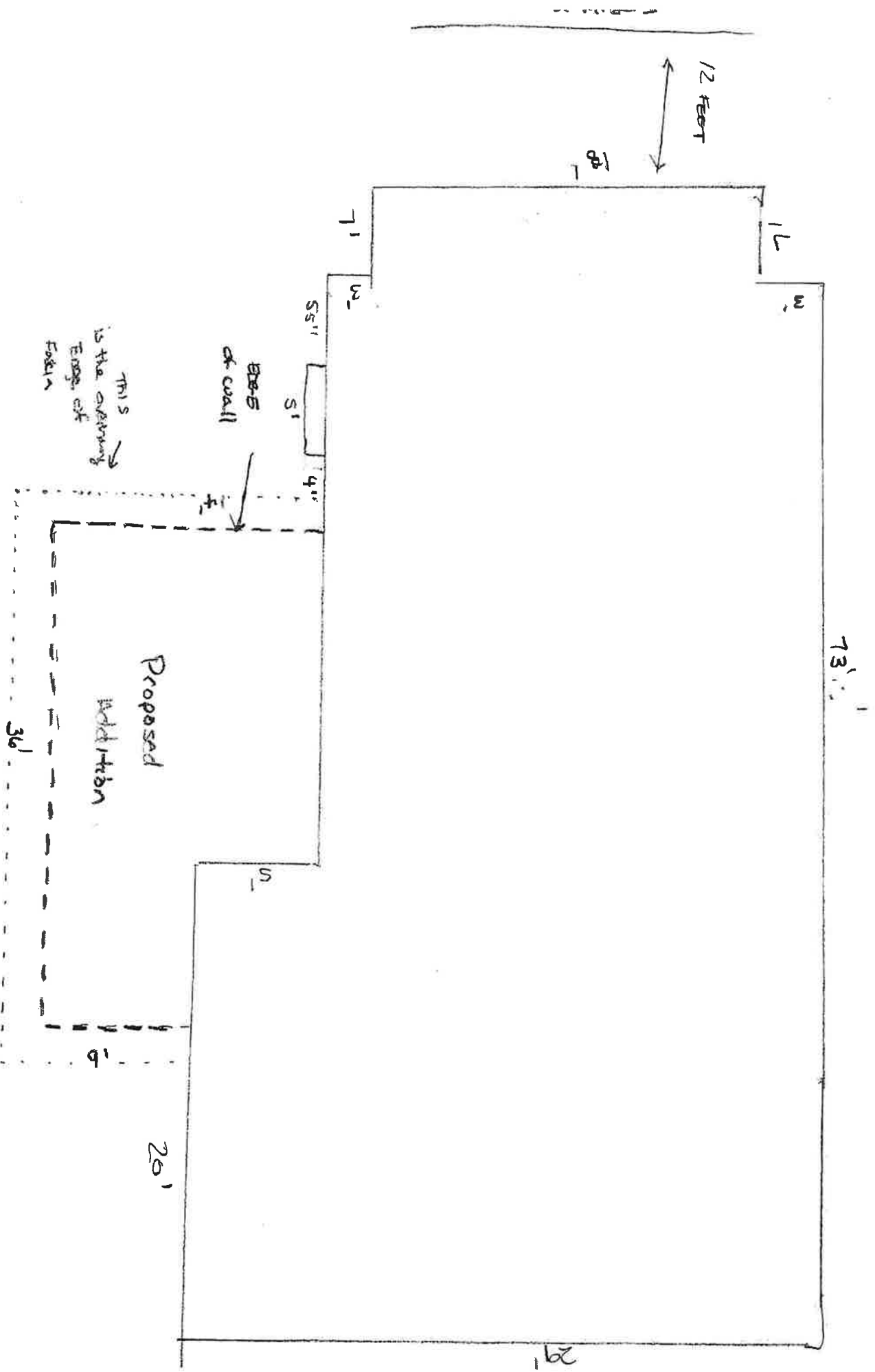
- BASE COURSE

5 SAND

2x4 x 24 x 10

- FOOTING

FDTN. HT: 8' 2"



Tax Parcel Number	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-50050-130	ADAM G REICHENBACH	2522 14TH ST S	2522 14TH ST S	LA CROSSE WI 54601
17-50052-20	ANTHONY BEACH	1358 CHASE ST	1358 CHASE ST	LA CROSSE WI 54601
17-50016-20	AUGUST RIVERSIDE LLC	2523 RIVERSIDE DR	8650 72ND ST S	COTTAGE GROVE MN 55016
17-50050-50	AVA M GIMINSKI	2515 14TH ST S	2515 14TH ST S	LA CROSSE WI 54601
17-50051-120	BRENT L ANDERSON	2525 13TH PL S	2525 13TH PL S	LA CROSSE WI 54601
17-50015-80	CAROL OLDENBURG	2536 13TH PL S	2536 13TH PL S	LA CROSSE WI 54601
17-50051-10	CHRISTOPHER M DAVIS	2534 14TH ST S	2534 14TH ST S	LA CROSSE WI 54601
17-50051-80	CYNTHIA ARAUZ, LAURIE ARAUZ	2549 13TH PL S	2549 13TH PL S	LA CROSSE WI 54601
17-50050-30	DANE JOSEPH BROWN	2529 14TH ST S	2529 14TH ST S	LA CROSSE WI 54601
17-50015-140	DANIEL C FROST, TRACY J FROST	2511 RIVERSIDE DR	2511 RIVERSIDE DR	LA CROSSE WI 54601
17-50051-100	DONALD JUEN	2541 13TH PL S	2541 13TH PL S	LA CROSSE WI 54601
17-50015-20	DOUGLAS CONNELL	2508 13TH PL S	2508 13TH PL S	LA CROSSE WI 54601
17-50050-100	GALE S KINDERMAN	2504 14TH ST S	2504 14TH ST S	LA CROSSE WI 54601
17-50050-110	GRETA J STERNER	2514 14TH ST S	2514 14TH ST S	LA CROSSE WI 54601
17-50051-90	JAY M CRANDALL	2545 13TH PL S	2545 13TH PL S	LA CROSSE WI 54601
17-50015-90	JOHN M BORGWARDT, TIFFANY M BORGWARDT	2540 13TH PL S	2540 13TH PL S	LA CROSSE WI 54601
17-50016-10	JUDITH A BARK	2521 RIVERSIDE DR	2521 RIVERSIDE DR	LA CROSSE WI 54601
17-50050-20	KATE E BREVIK	2535 14TH ST S	2535 14TH ST S	LA CROSSE WI 54601
17-50051-140	KENNETH L PETERSON, CHERYL L F PETERSON	2511 13TH PL S	2511 13TH PL S	LA CROSSE WI 54601
17-50051-30	KIMBERLY A YANCET	2544 14TH ST S	113 38TH ST S	BELLEVILLE IL 62226
17-50051-20	LACROSSE INVESTMENT GROUP LLC	2540 14TH ST S	2540 14TH ST S	LA CROSSE WI 54601
17-50051-110	LEVI D BECHTUM, HOLLY K BECHTUM	2535 13TH PL S	2529 13TH PL S	LA CROSSE WI 54601
17-50015-30	MARI FRIEMEL, THOMAS FRIEMEL	2512 13TH PL S	2512 13TH PL S	LA CROSSE WI 54601
17-50015-100	MARY B RADY	2544 13TH PL S	2544 13TH PL S	LA CROSSE WI 54601
17-50051-130	MELISSA A SPAH, THOMAS G SPAH	2517 13TH PL S	2517 13TH PL S	LA CROSSE WI 54601
17-50050-120	MICHAEL C MADSEN, JEAN M MADSEN	2516 14TH ST S	2516 14TH ST S	LA CROSSE WI 54601
17-50050-40	NATHANIEL D LESKE, STEPHANIE K PRICE	2525 14TH ST S	2525 14TH ST S	LA CROSSE WI 54601
17-50015-110	NOAH J STINSON	2550 13TH PL S	2550 13TH PL S	LA CROSSE WI 54601
17-50015-70	RICHARD J RADY JOINT TRUST OF 2006 MARY J RADY JOINT TRUST OF 2006	2530 13TH PL S	2530 13TH PL S	LA CROSSE WI 54601
17-50050-140	ROBERT E MILES, LORALIE L MILES, PHILLIP L MILES, PAUL R MILES, DANIEL J MILES, ROXANNE K BULL	2530 14TH ST S	2530 14TH ST S	LA CROSSE WI 54601
17-50015-50	RODNEY A HALL, MANETTE A HALL	2522 13TH PL S	2522 13TH PL S	LA CROSSE WI 54601
17-50052-10	SWIFT CREEK INVESMENTS LLC	1352 CHASE ST	N5292 STATE ROAD 108	WEST SALEM WI 54669
17-50051-40	TIFFINY D PEHLER	2548 14TH ST S	2548 14TH ST S	LA CROSSE WI 54601
17-50015-40	TIM SKINNER, COLLEEN SKINNER	2518 13TH PL S	2518 13TH PL S	LA CROSSE WI 54601
17-50015-60	WARD H II EVENSON	2526 13TH PL S	2526 13TH PL S	LA CROSSE WI 54601

Properties within 200 feet of 2529-2531 13th Pl S

Property Owner & Applicant	LEVI D BECHTUM, HOLLY K BECHTUM	2531 13TH PL S	2529 13TH PL S	LA CROSSE WI 54601
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★ Subject Parcel – 2529-2531 13th Pl S

Parcels within 200 feet of 2529-2531 13th Pl S

**NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District allowing for an addition to a duplex at 2529-2531 13th Place S.

Property is presently: a duplex.

Property is proposed to be used as: a duplex.

Rezoning is necessary: in order to put a 14 x 36 addition on the house, which is a legal non-conforming duplex.

Tax Parcel 17-50051-111

DUNNS SECOND ADDITION LOT 17 EX S 6.26FT BLOCK 2 LOT SZ: 53.74 X 122.5

The City Plan Commission will meet to consider such application on **Monday, April 3, 2023, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, April 4, 2023, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, April 13, 2023, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

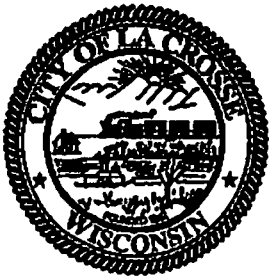
Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 23-0292).

Dated this 8th day of March, 2023.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: March 14 and 21, 2023
One (1) Affidavit



CITY CLERK'S OFFICE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-7510
cityclerk@cityoflacrosse.org
www.cityoflacrosse.org

March 8, 2023

ATTN JORDAN THOLE
STATE OF WI DEPARTMENT OF NATURAL RESOURCES
3550 MORMON COULEE RD
LA CROSSE WI 54601

Re: Amendment to Flood Plain Zoning Map

Enclosed please find a copy of "*AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District allowing for an addition to a duplex at 2529-2531 13th Place S*" and a copy of the hearing notice which will appear in the La Crosse Tribune on March 14 and 21, 2023.

You are receiving this notice because a portion of the property is located in a floodway/floodplain zoning district.

Sincerely,

Sondra Craig
Deputy City Clerk
craigs@cityoflacrosse.org
608-789-7549

Copied to:
Kevin Lien – WI DNR
Julia McCarthy – FEMA REGION 5

*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

Mail to:

LA CROSSE CITY CLERK
NIKKI ELSEN
400 LA CROSSE ST
LA CROSSE WI 54601

ORDER NUMBER 117381

STATE OF WISCONSIN } ss.
La Crosse County

Arteno Staff

being duly sworn, doth depose and say that he (she) is an authorized representative of Lee Enterprises, publishers of

LA CROSS TRIBUNE

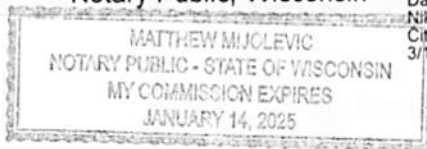
a newspaper, at La Crosse, the seat of government of said State, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on the dates listed below.

Sworn to and subscribed before me this 8 day of MAR 21 2023, 2023

(Signed) *Arteno Staff*
(Title) Principal Clerk

[Signature]

Notary Public, Wisconsin



My Commission expires

Section: Legals

Category: 0001 Wisconsin Legals

PUBLISHED ON: 03/14/2023, 03/21/2023

TOTAL AD COST: 133.73

FILED ON: 3/21/2023

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

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Property is presently: a duplex. Property is proposed to be used as: a duplex.

Rezoning is necessary: in order to put a 14 x 36 addition on the house, which is a legal non-conforming duplex.

Tax Parcel 17-50051-111 DUNNS SECOND ADDITION LOT 17 EX S 6.26FT BLOCK 2 LOT SZ: 53.74 X 122.5

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Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

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Dated this 8th day of March, 2023. Nikki M. Elsen, City Clerk City of La Crosse 3/14, 3/21 LAC 117381 WNAXLP



Agenda Item 23-0292 (Tim Acklin & Jenna Dinkel)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single-Family Residence District to the Residence District allowing for an addition to a duplex at 2529-2531 13th Place S.

General Location

Council District 11, not in a Neighborhood Association. Located on 13th PI S between Chase and Thompson Streets as depicted on attached Map PC23-0292. Surrounding the property is single-family housing.

Background Information

The applicant is requesting a rezoning to build an addition onto an existing legal non-conforming duplex. The addition includes expanding the kitchen and dining room. The property use will stay the same after this zoning change. The current zoning of R1-Single Family does not allow for duplexes. The property owner is looking to rezone the property to R-2 where duplexes are permitted.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

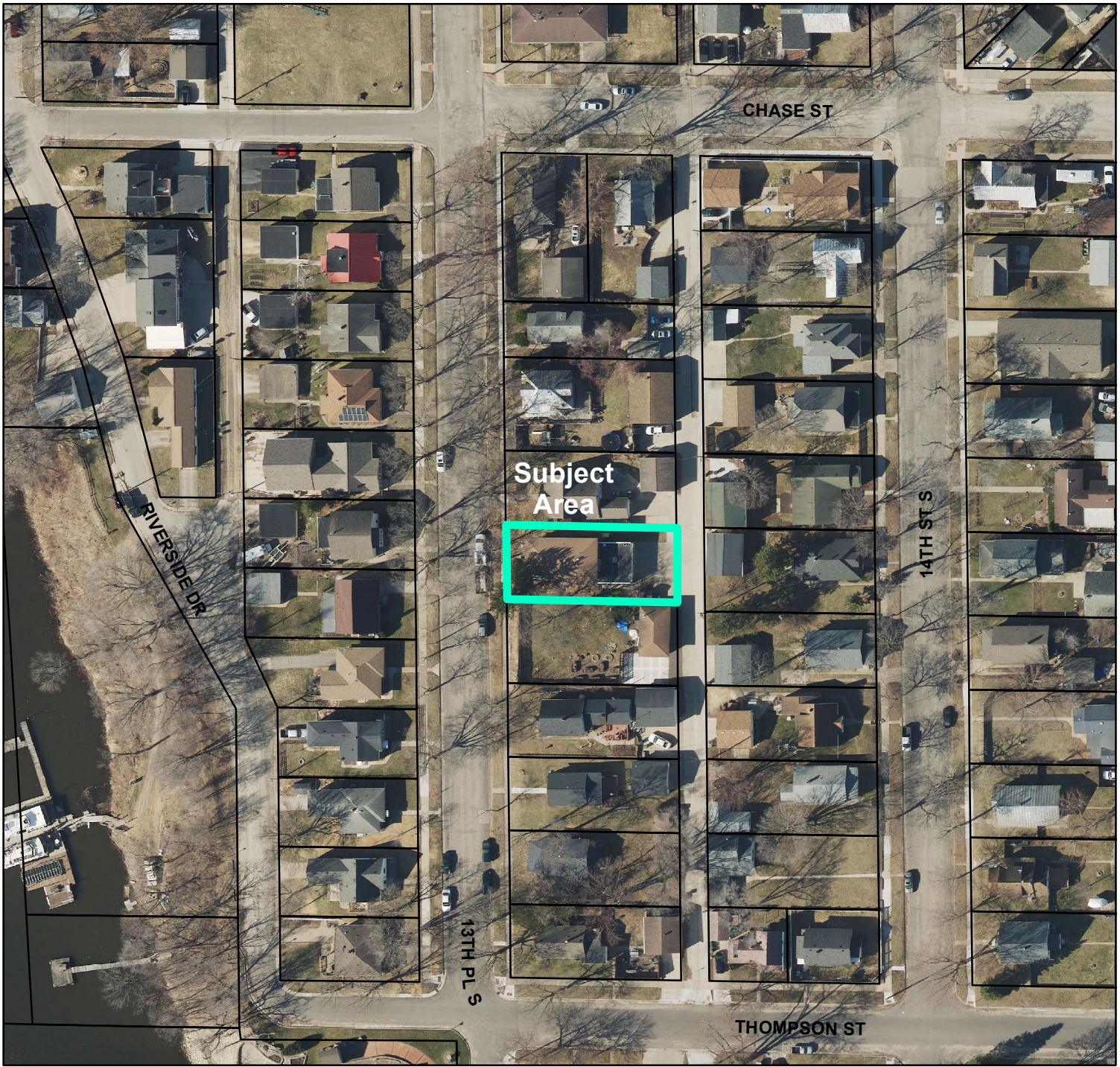
This parcel is depicted as Low/Medium Density Housing. This category includes single- and two-family housing. The density of housing in this category is expected to be not more than 10 housing units per net acre. The proposed rezoning has a density of 13.3 units per acre which is inconsistent with the density component of this classification, but consistent with the land-use description and proposed zoning change.

Staff Recommendation

The Assessor's Office stated this property has been a duplex since at least 2001, but the property has likely been a duplex for longer than that. The applicant also owns the property immediately to the south. To meet side yard setback requirements of R-2 zoning the applicant will need to move their lot line approximately three feet to the south to accommodate the proposed addition. The applicant is in the process of completing a plat of survey to be submitted to the city for approval which is an internal review process. Community Risk Management stated that moving the property line would not impact the viability of future development on the lot to the south.

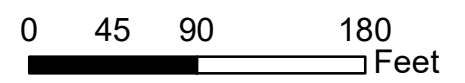
This item is recommended for approval with the condition that it does not take effect until the plat of survey is approved by the Community Risk Management department.

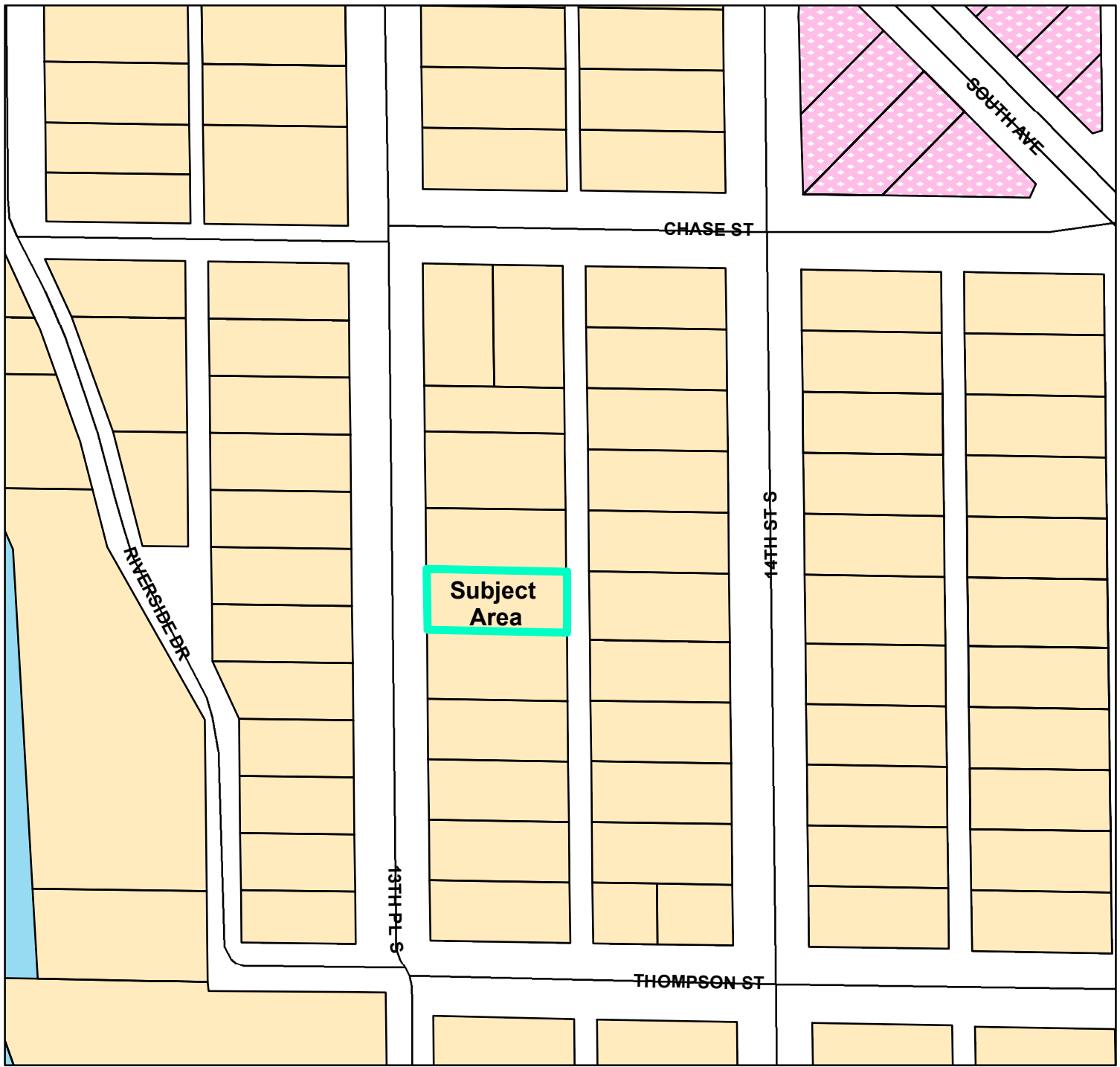
Routing J&A 4.4.2023



BASIC ZONING DISTRICTS

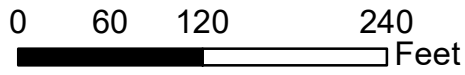
- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
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- City Limits
- SUBJECT PROPERTY





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0299

Agenda Date: 4/4/2023

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Traditional Neighborhood District-General allowing for a 12-unit multi-family residential building.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from Multiple Dwelling District to the Traditional Neighborhood District-General on the Master Zoning Map, to-wit:

*Tax Parcel 17-10221-50
COSTER'S ADDITION LOTS 3 & 4 BLOCK 1*

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

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):

Kevin Stanton, North Side Properties
439 Central Rd
La Crosse, WI 54601

Owner of site (name and address):

Kevin Stanton, North Side Properties
439 Central Rd
La Crosse, WI 54601

Address of subject premises:

213 Rose Street
La Crosse, WI 54601

Tax Parcel No.: 17-10221-50

Legal Description: Lots 3 & 4, Block 1, Coster's Addition to the City of La Crosse

PDD/TND: General Specific General & Specific

Zoning District Classification: R5 Multiple Dwelling

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 consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For: Parcel historically contained two single family residential structures.

The residential structures were demolished a few years ago and the parcel has been vacant ever since.

Property is Proposed to be Used For: 12-Unit multi-family residential

Proposed Rezoning is Necessary Because (Detailed Answer):

R5 zoning classification requires less density than is needed for a successful project.
Flood fringe development restrictions would render the parcel un-buildable. TND allows for negotiated setbacks and flood protection measures.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer): The site plan will be completely engineered, utilizing detailed topographic surveying and a fully

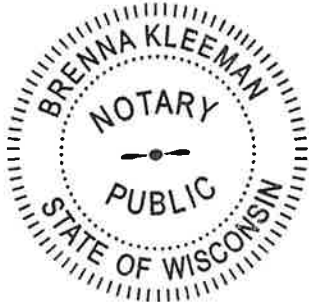
engineered site plan to ensure the development does not create negative impacts such as stormwater.
The proposed building will be constructed at, or above, the flood protection elevation.

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

The comprehensive plan and future land use map identify this parcel as "HRI-High Intensity Retail, Office, or Housing". The proposed development will maximize density on the parcel while still meeting parking requirements and stormwater requirements.

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 30th day of June, 2020.

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.



Kevin Stuber
(signature)
(608)782-4100 ext. 104 3/3/2023
(telephone) (date)
Kevin@reliantres.com
(email)

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

Personally appeared before me this 3rd day of March, 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

ba kl
Notary Public
My Commission Expires: January 25, 2026

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 8th day of March, 2023.

Signed: [Signature] Plan Adm.
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Kevin Stanton, 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 213 Rose Street.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.


Property Owner

Subscribed and sworn to before me this 3rd day of March, 2023


Notary Public
My Commission expires 1/25/26



James Makepeace, P.E.
Makepeace Engineering LLC
200 Mason St. #15
Onalaska, WI 54650

November 4, 2022

Mayor Reynolds and the La Crosse City Council,

On behalf of my client North Side Properties LLC, enclosed, please find the following materials for a TND General Petition at 213 Rose Street, La Crosse, WI 54601:

1. This cover letter
2. Fee of \$700 payable to City Treasurer
3. Signed TND General Petition
4. Preliminary Site Plan Dated 3/3/2023
5. A3 Exterior Elevation
6. Flood Map
7. Future Land Use Map



Description

North Side Properties is proposing a 12-Unit multi-family residential project at the above mentioned address. The property is currently Tax Parcel #17-10221-50 and is legally described as Lots 3 and 4, Block 1, Coster's Addition to the City of La Crosse.

Zoning & Comprehensive Plan

The proposed development is supported by the current R5 zoning, which was approved previously. The Comprehensive Plan and Future Land Use map identify the parcel as intended for High Intensity Retail, Office, or Housing.

History

Lots 3 & 4 of Coster's Addition have historically contained two single family residential parcels. The current owners received a grant for demolition of the existing structures contingent on constructing a new 12-unit apartment in their place. The houses were then demolished and the owner has continued to work through the various challenges associated with development of this property.

The owner has met with the planning office as well as Community Risk Management to identify the proper path for development of the project. Toward that end, City staff supported rezoning the parcel to R5.

Challenges

While safety will not be compromised with this project, the parcel and current zoning present several challenges for which TND development is needed.

The parcel includes approximately 14,250 square feet of land. R5 requires 1,500 square feet of land per residential unit. Thus, R5 only allows nine units to be developed on the parcel. The project is not feasible for fewer than 12 units.

The width of the parcels is also a challenge. In order to provide proper amenities to tenants, TND is required in order to provide flexibility with regard to setbacks and separations distances.

Finally, much of the parcel is within the 100-year flood plain. There is no Floodway within the project area, just Flood Fringe. The City of La Crosse Flood Fringe Zoning Ordinance requires 15' of land one foot above the Base Flood Elevation extending in all directions from the structure.

The structure will be constructed on fill such that the first floor elevation is at or above the Flood Protection Elevation, and the Lowest Adjacent Grade will be constructed at 1' or more above Base Flood Elevation. However extending land at that elevation for 15' in all directions is not possible, as it would require fill to be placed on neighboring properties, or a reduction of the proposed building width to no more than 70 feet, which is too narrow for 12-units. Extending 15' to the front would require a 15' front yard, which, due to building depth requirements is also not feasible for this project.

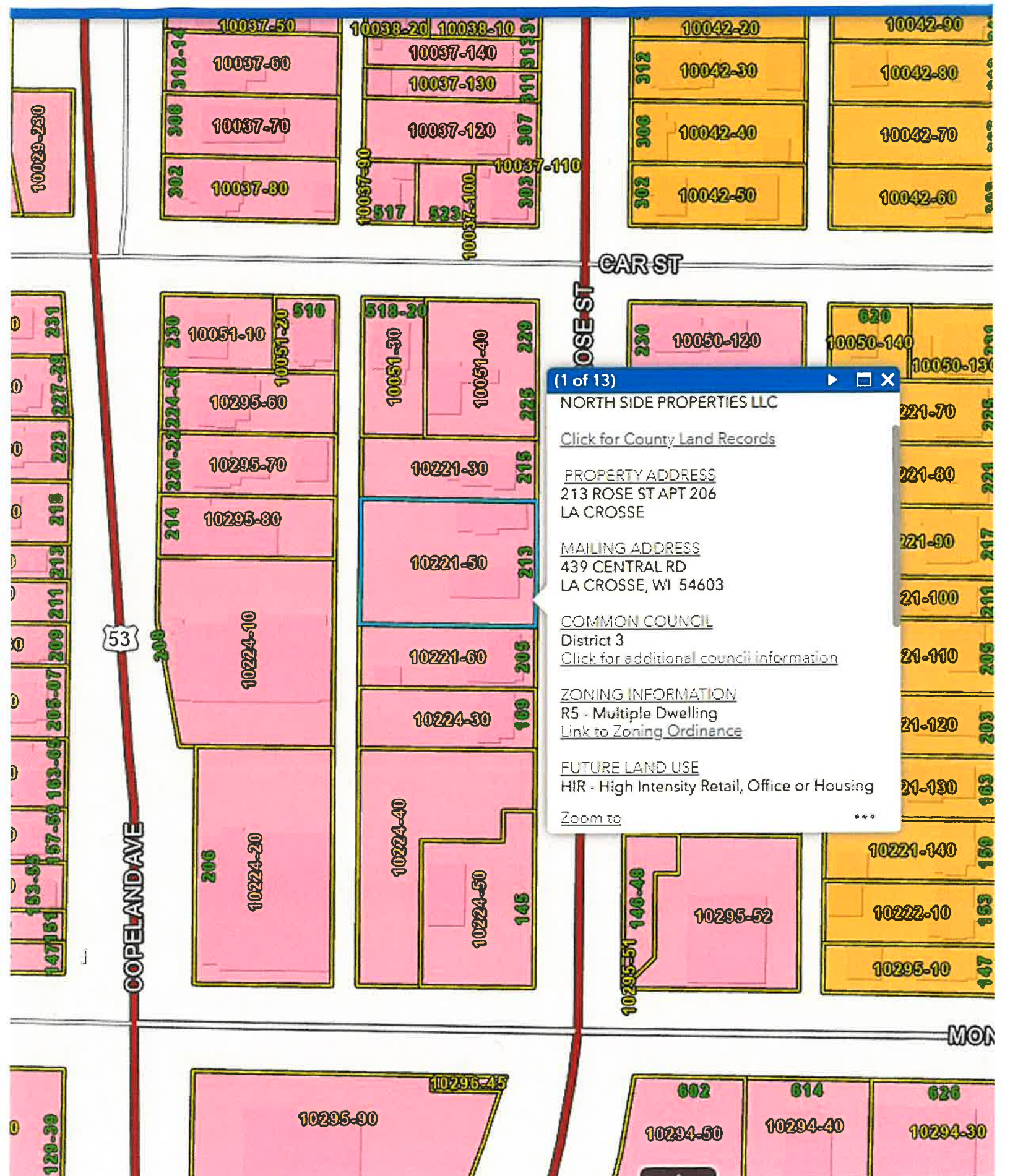
It is important to note that the 15' of land is a La Crosse City Ordinance requirement, but is not a Federal/FEMA requirement. The City Council may reduce or eliminate this requirement, and has done so numerous times in the area in order to allow/encourage development that is otherwise compliant with the flood fringe development standards.

Again, the development will be fully engineered in order to protect neighboring properties, and the development will bring the building itself as well as most, or all, of the parking area up out of the floodplain. Upon construction, the owner will likely file a LOMR-F to formally have the parcel removed from the flood plain.

Additionally, the parcel

Sincerely,
James Makepeace, P.E.

Encl



(1 of 13) [Close] [Refresh] [Next]

NORTH SIDE PROPERTIES LLC

[Click for County Land Records](#)

PROPERTY ADDRESS
213 ROSE ST APT 206
LA CROSSE

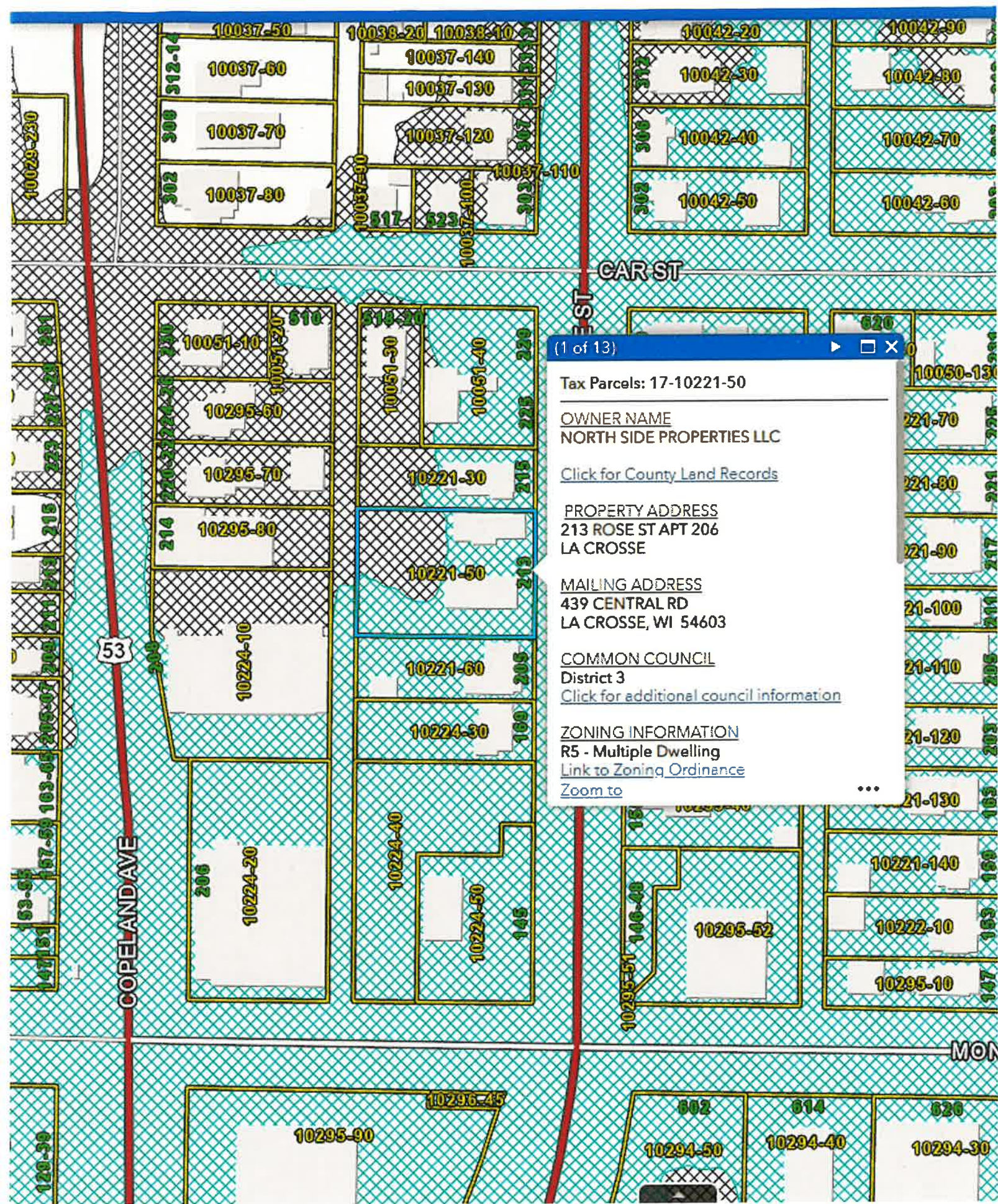
MAILING ADDRESS
439 CENTRAL RD
LA CROSSE, WI 54603

COMMON COUNCIL
District 3
[Click for additional council information](#)

ZONING INFORMATION
R5 - Multiple Dwelling
[Link to Zoning Ordinance](#)

FUTURE LAND USE
HIR - High Intensity Retail, Office or Housing

Zoom to: ...



(1 of 13) [Close]

Tax Parcels: 17-10221-50

OWNER NAME
 NORTH SIDE PROPERTIES LLC

[Click for County Land Records](#)

PROPERTY ADDRESS
 213 ROSE ST APT 206
 LA CROSSE

MAILING ADDRESS
 439 CENTRAL RD
 LA CROSSE, WI 54603

COMMON COUNCIL
 District 3
[Click for additional council information](#)

ZONING INFORMATION
 R5 - Multiple Dwelling
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[Zoom to](#) ...

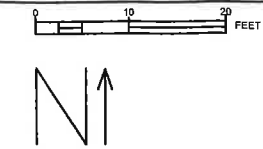
RIVERLAND INVESTMENTS LLC
TAX PARCEL ID 17-10295-70

GRAND RIVER VENTURES LLC
TAX PARCEL ID 17-10295-80

JENNIFER WALKER
TAX PARCEL ID 17-10224-10

MARY THERESA KAST
TAX PARCEL ID 17-10221-30

DAVID C LAWRIE
WILLOW L LAWRIE
TAX PARCEL ID 17-10221-60



ZONING INFORMATION
CURRENT ZONING: R5
PROPOSED USE: MULTIPLE DWELLING

CONDITION	IMPERVIOUS	PERVIOUS	TOTAL
EXISTING	9,045 SF	5,085 SF	14,130 SF
PROPOSED	11,346 SF	2,884 SF	14,130 SF

BFE
645.4'
EPE
647.4'

OWNER
NORTH SIDE PROPERTIES LLC
439 CENTRAL ROAD
LA CROSSE, WI 54603

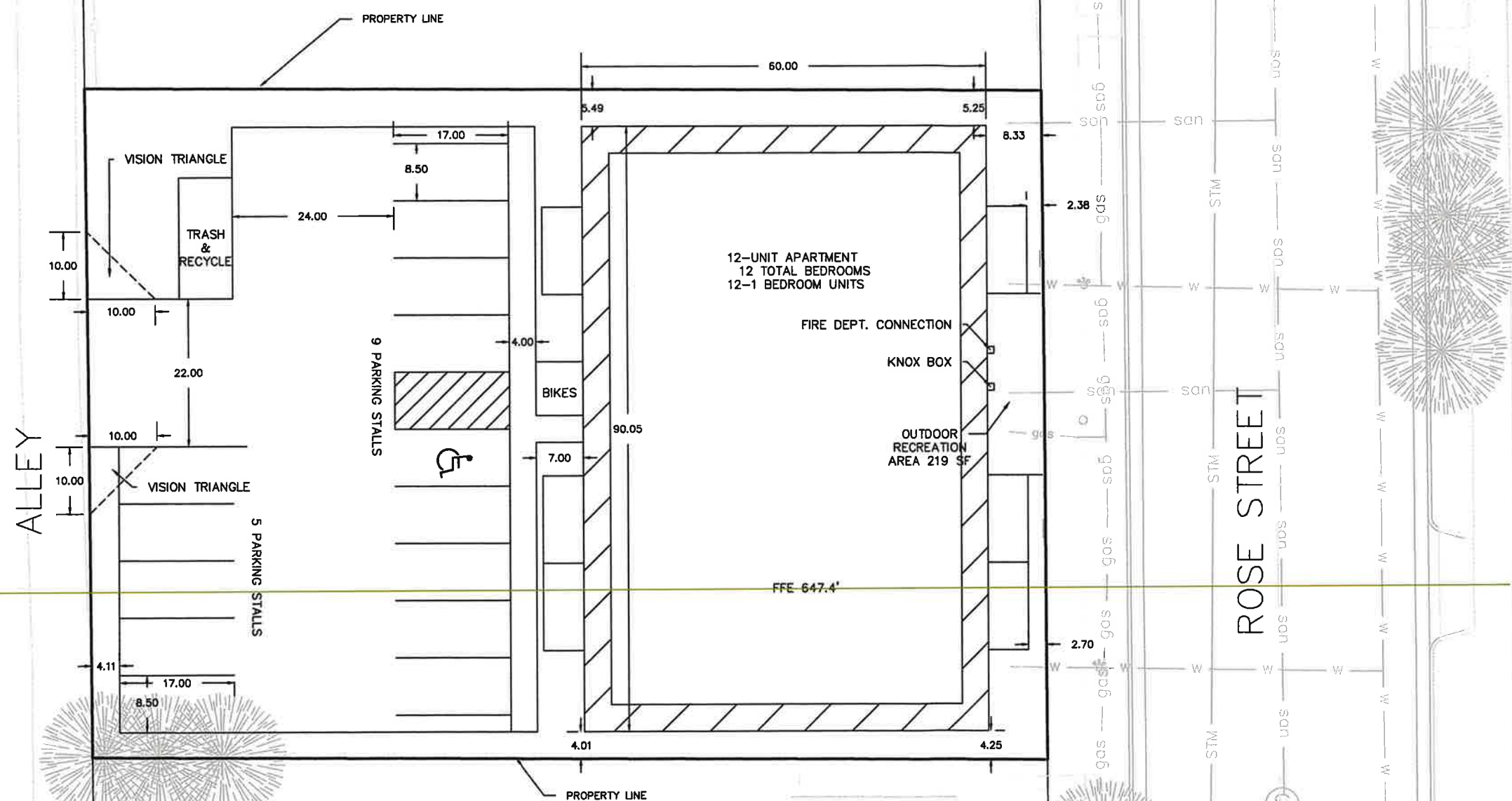
CONTRACTOR
TBD

DESIGNER
MAKEPEACE ENGINEERING LLC
200 MASON ST #15
ONALASKA, WI 54650
608.881.6030

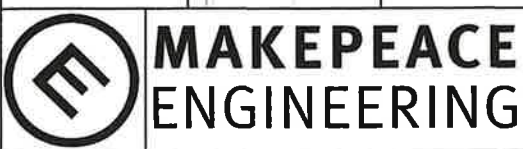
LEGAL DESCRIPTION
COSTER'S ADDITION LOT 3 BLOCK 1
LOT SZ: 50 X 142.5
COSTER'S ADDITION LOT 4 BLOCK 1
LOT SZ: 50 X 142.5

PROJECT ADDRESS
213 ROSE STREET
LA CROSSE, WI, 54603

BENCHMARK
TNH



BLUE HATCH IS FLOOD FRINGE
BLACK HATCH IS NOT FLOOD FRINGE
OR FLOODPLAIN



200 MASON STREET #15
ONALASKA, WI 54650
608.881.6030

NORTH SIDE PROPERTIES
LLC

213 ROSE STREET
LA CROSSE, WI, 54603

03/03/2023

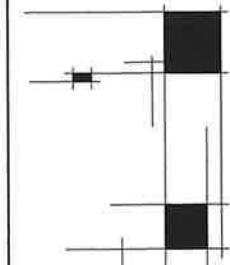
PRELIMINARY SITE
PLAN

DATE	REVISION

1

1

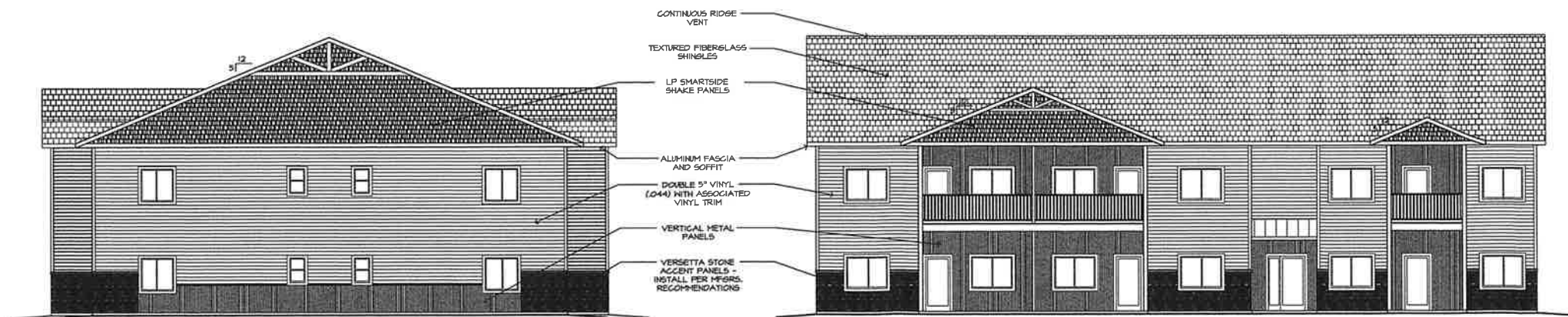
79



5th
Avenue
Design

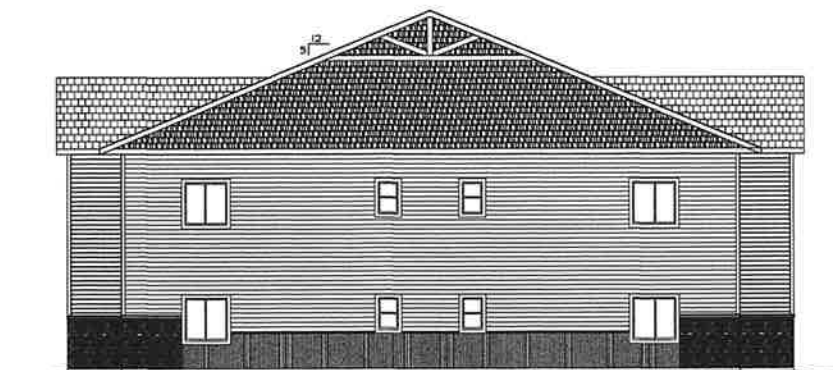
504 5TH AVENUE S.
LA CROSSE, WI 54601
TEL 608-784-9083

EXTERIOR ELEVATIONS

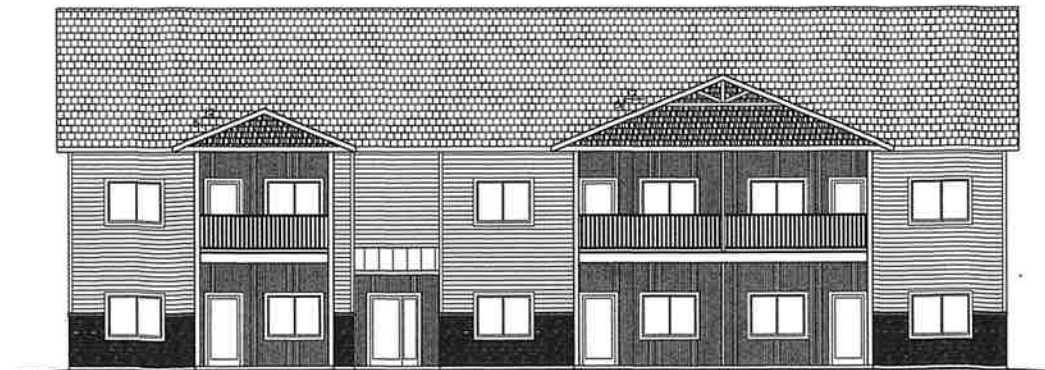


3 SOUTH EXTERIOR ELEVATION
A3 1/8" = 1'-0"

4 WEST EXTERIOR ELEVATION
A3 1/8" = 1'-0"



1 NORTH EXTERIOR ELEVATION
A3 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
A3 1/8" = 1'-0"

Date :	08.25.20
Drawn by :	KKT
Checked by :	
Revisions :	

12 UNIT
APARTMENT
COMPLEX

201 - 213 ROSE STREET
La CROSSE, WI

A3

**NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Traditional Neighborhood District-General allowing for a 12-unit multi-family residential building at 213 Rose Street.

Property is presently: vacant

Property is proposed to be used as: 12-unit, multi-family building

Rezoning is necessary: to allow for negotiated setbacks and flood protection measures that current zoning does not provide.

*Tax Parcel 17-10221-50
COSTER'S ADDITION LOTS 3 & 4 BLOCK 1*

The City Plan Commission will meet to consider such application on **Monday, April 3, 2023, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, April 4, 2023, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, April 13, 2023, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 23-0299).

Dated this 8th day of March, 2023.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: March 14 and 21, 2023
One (1) Affidavit

Tax Parcel Number	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-10221-100	ANDREA ARENZ	211 CALEDONIA ST	211 CALEDONIA ST	LA CROSSE WI 54603-3061
17-10222-40	ANTHONY M STEELE, MELISSA S STEELE	216 ROSE ST	216 ROSE ST	LA CROSSE WI 54603
17-10295-40	BUCHNER PROPERTIES #2 LLC	158, 160, 162, 164 ROSE ST	2704 7TH ST S	LA CROSSE WI 54601
17-10221-70	CASEY L PETERSON	225 CALEDONIA ST	225 CALEDONIA ST	LA CROSSE WI 54603-3061
17-10051-40	COULEE AUTO PROPERTIES LLC	229 ROSE ST	1612 NAKOMIS AVE	LA CROSSE WI 54603
17-10051-10	DANIEL E KUNDY	230 COPELAND AVE	230 COPELAND AVE	LA CROSSE WI 54603-3037
17-10221-60	DAVID C LAWRIE, WILLOW L LAWRIE	205 ROSE ST	205 ROSE ST	LA CROSSE WI 54603
17-10050-120	DUKE OERTEL	230 ROSE ST	230 ROSE ST	LA CROSSE WI 54603-3065
17-10221-90	ERIN R WALTERS	217 CALEDONIA ST	217 CALEDONIA ST	LA CROSSE WI 54603
17-10295-60	GOEHNER INVESTMENTS LLC	224 & 226 COPELAND AVE	1516 NAKOMIS AVE	LA CROSSE WI 54603
17-10295-80	GRAND RIVER VENTURES LLC	214 COPELAND AVE	W4524 KINNEY COULEE RD N	ONALASKA WI 54650
17-10222-60	JAE MINI STORAGE LLC	218 & 222 ROSE ST	901 ROSE ST	LA CROSSE WI 54603
17-10224-10	JENNIFER WALKER	208 COPELAND AVE	955 OAK AVE N	ONALASKA WI 54650
17-10051-30	JOSEPH M PIETREK	518 & 520 CAR ST	201 3RD AVE E	HOLMEN WI 54636
17-10295-30	JUNE R CALL	168 ROSE ST	601 HUFF ST	WINONA MN 55987
17-10051-20	KEEGAN M KUEHL	510 CAR ST	510 CAR ST	LA CROSSE WI 54603-3036
17-10295-70	KEITH WILLIAM KAUFMANN	220 & 222 COPELAND AVE	220 COPELAND AVE	LA CROSSE WI 54603-3037
17-10295-51	KEVIN A FISK TRUST	148 ROSE ST	146 ROSE ST	LA CROSSE WI 54603
17-10295-52	KEVIN A FISK TRUST	146 ROSE ST	146 ROSE ST	LA CROSSE WI 54603
17-10224-30	M&T HOLDINGS LLC	169 ROSE ST	N8825 FAWN MEADOW LN	HOLMEN WI 54636
17-10224-50	MARK N NEADER, MICHELLE M NEADER	145 ROSE ST	N8825 FAWN MEADOW LN	HOLMEN WI 54636
17-10221-30	MARY THERESA KAST	215 ROSE ST	215 ROSE ST	LA CROSSE WI 54603-3071
17-10221-130	MERCEDES L SPRAIN	163 CALEDONIA ST	163 CALEDONIA ST	LA CROSSE WI 54603
17-10221-110	NANCY SWANSON, SCOTT SWANSON	205 CALEDONIA ST	S3782 HIGHWAY 35	GENOA WI 54632
17-10222-20	OTHMAN BIN AFFIN MOSQUE	206 ROSE ST	206 ROSE ST	LA CROSSE WI 54603
17-10295-20	OTHMAN BIN AFFIN MOSQUE	206 ROSE ST	206 ROSE ST	LA CROSSE WI 54603
17-10221-120	PATRICIA A SKILES	203 CALEDONIA ST	203 CALEDONIA ST	LA CROSSE WI 54603
17-10222-50	ROB HENDERSON	214 ROSE ST	1519 9TH ST S	LA CROSSE WI 54601-5444
17-10221-80	THOMAS R HAMPTON	221 CALEDONIA ST	221 CALEDONIA ST	LA CROSSE WI 54603
17-10050-140	TINA MARIE TRUEBLOOD	620 CAR ST	620 CAR ST	LA CROSSE WI 54603
17-10222-30	TRACY THOMPSON	212 ROSE ST	212 ROSE ST	LA CROSSE WI 54603-3065
17-10224-20	YAN PAN	206 COPELAND AVE	215 COPELAND AVE	LA CROSSE WI 54603
17-10224-40	YAN PAN	206 COPELAND AVE	215 COPELAND AVE	LA CROSSE WI 54603

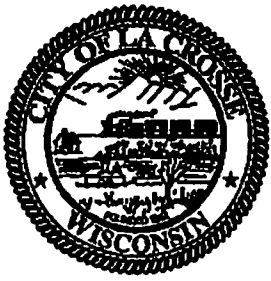
Properties within 200 feet of 213 Rose St

Applicant	NORTH SIDE PROPERTIES LLC	213 ROSE ST	439 CENTRAL RD	LA CROSSE WI 54603
-----------	---------------------------	-------------	----------------	--------------------



Properties within 200 feet of Subject Parcel, 213 Rose St.

★ = Subject Parcel



CITY CLERK'S OFFICE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-7510
cityclerk@cityoflacrosse.org
www.cityoflacrosse.org

March 8, 2023

ATTN JORDAN THOLE
STATE OF WI DEPARTMENT OF NATURAL RESOURCES
3550 MORMON COULEE RD
LA CROSSE WI 54601

Re: Amendment to Flood Plain Zoning Map

Enclosed please find a copy of "*AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Traditional Neighborhood District-General allowing for a 12-unit multi-family residential building*" and a copy of the hearing notice which will appear in the La Crosse Tribune on March 14 and 21, 2023.

You are receiving this notice because a portion of the property is located in a floodway/floodplain zoning district.

Sincerely,

A handwritten signature in cursive script that reads "Sondra Craig".

Sondra Craig
Deputy City Clerk
craigs@cityoflacrosse.org
608-789-7549

Copied to:
Kevin Lien – WI DNR
Julia McCarthy – FEMA REGION 5

*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

Mail to:

LA CROSSE CITY CLERK
NIKKI ELSEN
400 LA CROSSE ST
LA CROSSE WI 54601

ORDER NUMBER 117382

STATE OF WISCONSIN } ss.
La Crosse County

Artene Staff
being duly sworn, doth depose and say that he (she) is an authorized representative of Lee Enterprises, publishers of

LA CROSS TRIBUNE

a newspaper, at La Crosse, the seat of government of said State, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on the dates listed below.

Sworn to and subscribed before me this 11 day of MAR 21, 2023

(Signed) *Artene Staff*
(Title) Principal Clerk

[Signature]
Notary Public, Wisconsin

My Commission expires

Section: Legals

Category: 0001 Wisconsin Legals

PUBLISHED ON: 03/14/2023, 03/21/2023



NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION
TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:
AN ORDINANCE to amend Sub-section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Traditional Neighborhood District-General allowing for a 12-unit multi-family residential building at 213 Rose Street.
Property is presently: vacant
Property is proposed to be used as: 12-unit, multi-family building
Rezoning is necessary: to allow for negotiated setbacks and flood protection measures that current zoning does not provide.
Tax Parcel 17-10221-50
COSTER'S ADDITION LOTS 3 & 4 BLOCK 1

The City Plan Commission will meet to consider such application on Monday, April 3, 2023, at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on Tuesday, April 4, 2023, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the Common Council on Thursday, April 13, 2023, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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Dated this 8th day of March, 2023.
Nikki M. Elsen, City Clerk
City of La Crosse
3/14, 3/21 LAC 117382 WNAXLP

TOTAL AD COST: 133.73

FILED ON: 3/21/2023



Agenda Item 23-0299 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Traditional Neighborhood District-General allowing for a 12-unit multi-family residential building at 213 Rose Street.

General Location

Council District 3, Logan Northside and Depot Neighborhood Association. Located on Rose Street between Car and Monitor Streets as depicted on attached Map PC23-0299. Adjacent uses include various residential types to the north and east across Rose Street and commercial/retail to the south and west across the alley.

Background Information

The applicant is requesting a rezoning to construct a two-story, 12-unit apartment building on the site. Each unit will have one bedroom. The parking lot for the building is accessed off the adjacent alley to the west and consists of 14 off-street parking spaces. This includes one ADA parking space.

The applicant is requesting Traditional Neighborhood Development-General zoning to request several waivers from several zoning code requirements. These include:

- 1) Current zoning of R5-Multiple Dwelling only permits one dwelling unit per 1,500sqft of lot area. Due to the size of the parcel this would only permit nine dwelling units. The applicant is proposing to construct twelve.
- 2) Building setbacks. R5- Multiple Dwelling zoning requires buildings to have a side yard setback of at least 7ft and, in this instance, a front yard setback of approximately 15ft. The applicant is proposing side yard setbacks of 5.25ft and 4.25ft and a front yard setback of 8.33ft.
- 3) Floodplain. Due to the parcel's location in the floodplain, there is a requirement of 15ft of fill extending in all directions around the building. Due to the size of the proposed structure in relation to the size of the lot, this would require fill to extend over onto adjacent properties. The applicant is requesting a waiver of this requirement while still engineering it in a way that will remove much of the property from the floodplain and protect the adjacent properties.

Recommendation of Other Boards and Commissions

The Common Council approved this parcel to be rezoned to the R5-Multiple Dwelling District for a 12-unit apartment building at their June 2020 meeting.

Consistency with Adopted Comprehensive Plan

This parcel is depicted as High Intensity Retail, Office and Housing. The density of housing in this category is expected to be greater than 10 housing units per net acre. It allows for mixed- and multiple-land uses, with major consideration given to creating attractive pedestrian spaces and streetscapes and shared or public open spaces. The proposed development has a density of 37.5 units per acre which would make this consistent with the density component of this classification.

In the Hwy 53 Corridor Master Plan this parcel is immediately adjacent to Pulse Node D. This area is recommended to include various residential densities supporting the vitality of the Pulse Node.

Staff Recommendation

Overall staff is supportive of additional density/multi-family development at this location.

Regarding the requested waivers:

- 1) Square Footage. Staff has no concerns with this request. This requirement could be met with R6- Special Multiple zoning however, it would also permit a much greater density than desired. Permitting this waiver with the proposed zoning would keep it at twelve units maximum.
- 2) Setbacks. Staff has no concerns with this request however, staff would expect a high level of architectural design and exterior materials in return especially as these setbacks will make this building more visible from the street and neighboring properties.
- 3) Floodplain. Staff reached out to the City's Floodplain Manager for feedback. They stated the following:

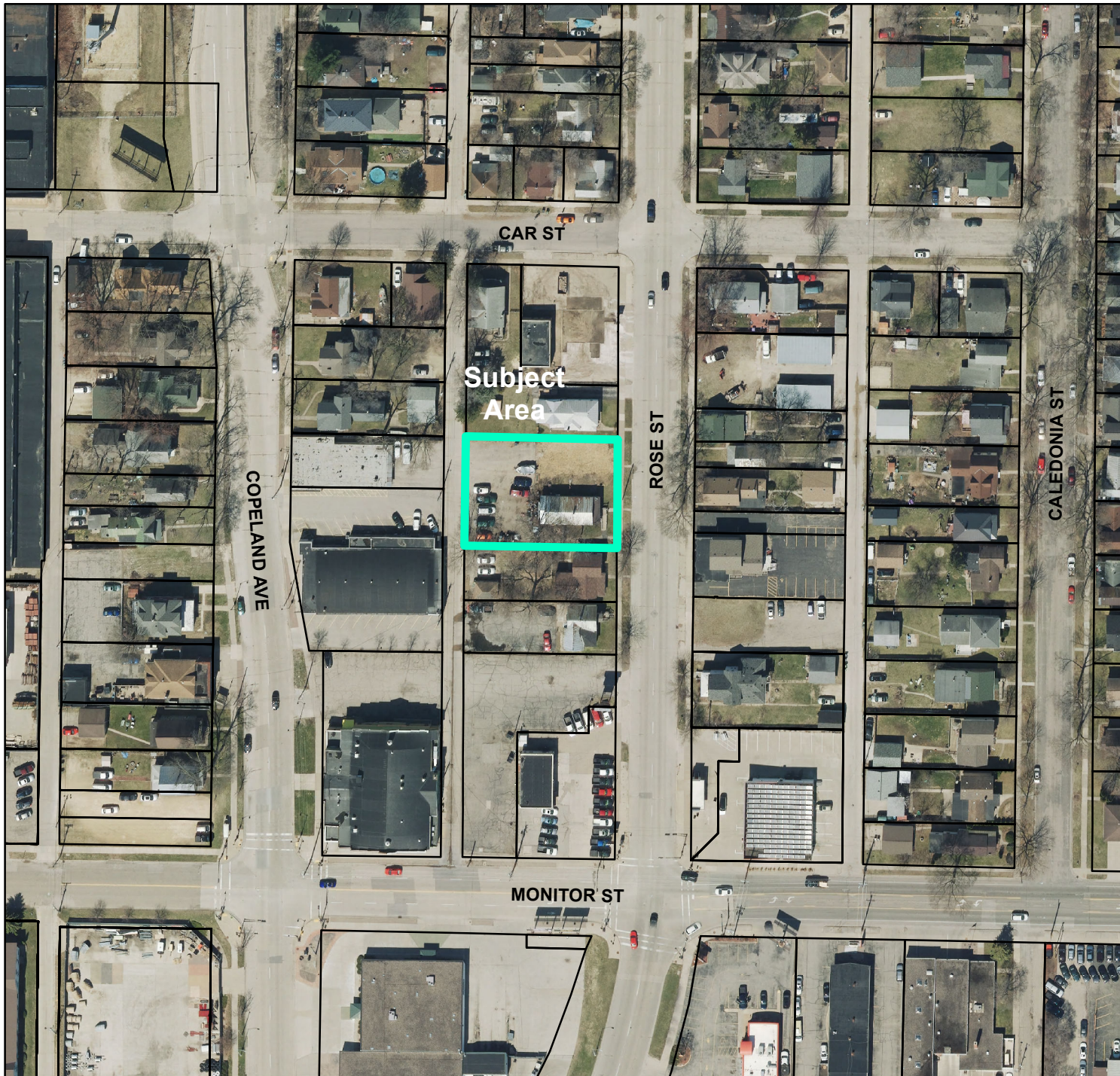
I don't see an issue with this rezoning or the specific floodplain requests that will be forthcoming. One thing I would point out is that the fill extended out 15' is not a City Ordinance as stated in the application, it is a State Standard for development in the flood fringe per WI NR116. The applicant is correct when saying this is not a requirement of FEMA/NFIP. FEMA/NFIP does not have a 15' rule and properties are only required to fill to BFE, not 1 foot above like Wisconsin does. I double checked with the WisDNR who stated that this is an example of a variance being used correctly assuming that all other elevation requirements will be met with this proposed development. From the description and the preliminary site plan, it appears that they will.

Community Risk Management staff indicated that, due to this being a State requirement, it is not a waiver request that can be approved by the Common Council through this rezoning request and must be reviewed by the Board of Zoning Appeals.

Initial plans of the development were included with the rezoning application. Any issues with the plans and compliance with the design standards will be worked through the commercial and multi-family design review process.

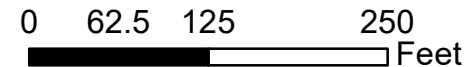
As we are currently reviewing zoning regarding the use of the property for a 12-unit multi-family development, this item is recommended for approval.

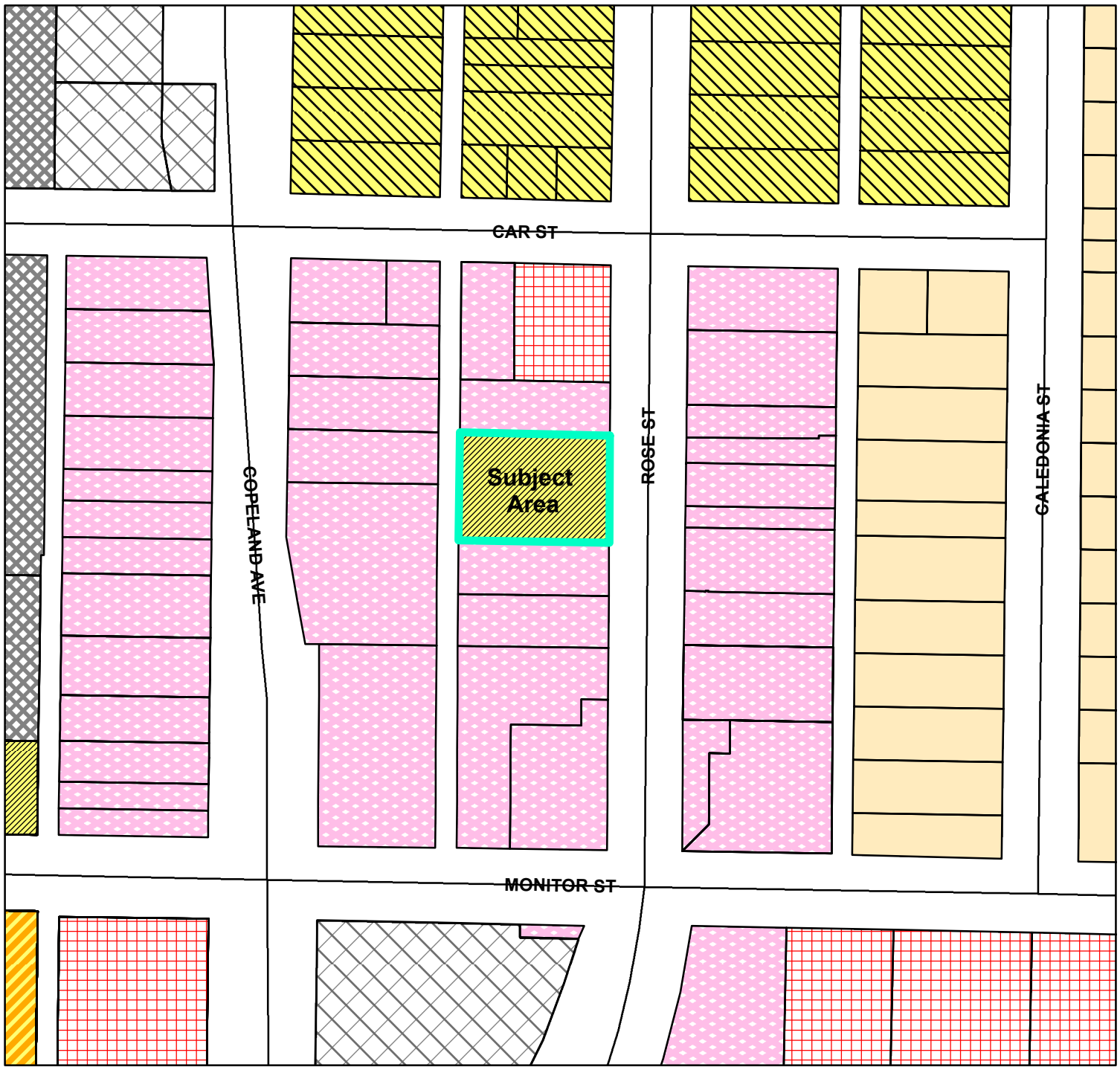
Routing J&A 4.4.2023



BASIC ZONING DISTRICTS

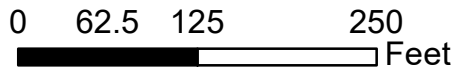
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
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- PD- PLANNED DEVELOP
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- C1 - LOCAL BUSINESS
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- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
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- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0346

Agenda Date: 4/4/2023

Version: 1

Status: New Business

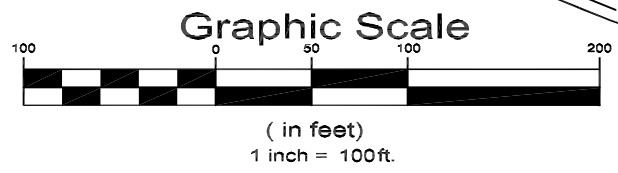
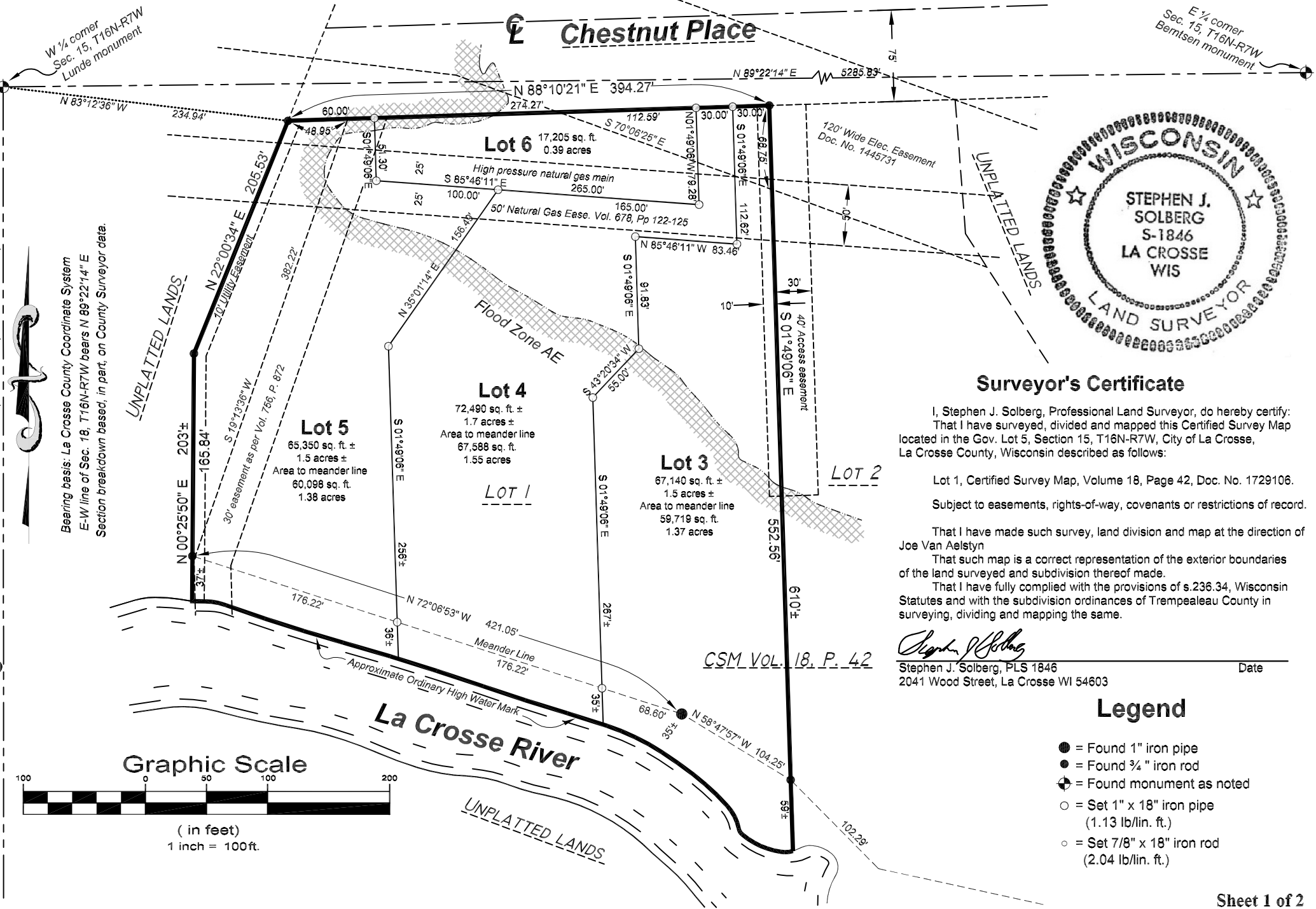
In Control: Judiciary & Administration Committee

File Type: Request

Agenda Number:

Certified Survey Map

Located in
Gov. Lot 5, Section 15, T16N-R7W
City of La Crosse, La Crosse County, Wis.
Being a subdivision of Lot 1, CSM, Vol. 18, P. 42



Bearing basis: La Crosse County Coordinate System
E-W line of Sec. 18, T16N-R7W bears N 89°22'14" E
Section breakdown based, in part, on County Surveyor data.



Surveyor's Certificate

I, Stephen J. Solberg, Professional Land Surveyor, do hereby certify:
That I have surveyed, divided and mapped this Certified Survey Map located in the Gov. Lot 5, Section 15, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:

Lot 1, Certified Survey Map, Volume 18, Page 42, Doc. No. 1729106.
Subject to easements, rights-of-way, covenants or restrictions of record.

That I have made such survey, land division and map at the direction of Joe Van Aelstyn
That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.
That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of Trempealeau County in surveying, dividing and mapping the same.

Stephen J. Solberg
Stephen J. Solberg, PLS 1846
2041 Wood Street, La Crosse WI 54603

Legend

- = Found 1" iron pipe
- = Found 3/4" iron rod
- ⊕ = Found monument as noted
- = Set 1" x 18" iron pipe (1.13 lb/lin. ft.)
- = Set 7/8" x 18" iron rod (2.04 lb/lin. ft.)

From: Nextgen Realtors

To: Common Council City of La Crosse

March 17th 2023

RE: Certified Survey Map 3102 Chestnut Pl., La Crosse, WI

**Dear Members,
Attached are two preliminary CSM plat maps**

The first is a 3 lot Plan that complies with the original submission.

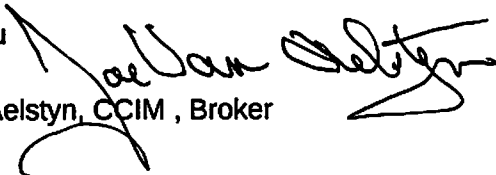
The second is a 4 lot plan that will require a waiver or variance from you.

This version separates the zoning which is a preference of the planning Dept. it also separates the area anticipated to have the kayak and canoe landing from the other lots. Acceptance of this plan will remove future hardships and wasted time and money in separating the parcels at a later date. This plan does not conflict with the general development, and remains consistent with the long range Comprehensive Plan.

Please accept one or the other in order to have the time to complete all the additional requirements for building yet this year.

Thank you

Joe Van Aelstyn, CCIM , Broker
Nextgen





CITY OF LA CROSSE, WISCONSIN
CERTIFIED SURVEY MAP SUBMITTAL & REVIEW CHECK LIST

Rev. 1/2021

CSM located in Extra-Territorial Jurisdiction (Council Approval Required)
X CSM located in the City (Department Review Only)

Extra-Territorial Review: BEFORE FILING WITH THE CITY, you must have both Town and County approvals. The Plan Commission may not consider any land division which did not have prior approval by the approving authorities for both the Town(s) and La Crosse County.

Town Board Approved: (date) La Crosse County Approved: (date)

To be completed by property owner/surveyor with submittal (*Incomplete checklist may cause a delay in the review):

Current Tax Parcel Number(s): 17-10315-618

Map ID / Location: 3102 Chestnut Pl.

Surveyor: Steve Solberg, RANDOMITY@aol.com Phone No.

Property Owner: Joe Van Adelstein Phone No. 608-317-9292

**circle who should be called when CSM is ready for pick up.

I am the property owner of record, and I approve of this CSM: To be a final design document (property owner signature)

*In lieu of owner's signature on this submittal checklist, you may provide written communication from property owner. Per rezoning application

Purpose of CSM and intended outcome (or attach a letter explaining): To separate zoning on the parcels and separate future kayak + canoe landing from other lots

Have you worked with any other Department/staff person with regard to this CSM? If so, who?

Tim Adkin,

Have you received any other decision with regard to this CSM from any City board, commission or committee?

If so, which one and when? No other decision

To be completed by City Clerk at time of filing:

Original Document for Signature. (Clerk will make a photocopy which is distributed for review.)

Review Fee (cash, check payable to City Treasurer or credit card with convenience fee)
\$200.00 - First Application
\$100.00 - Reapplication of the same CSM

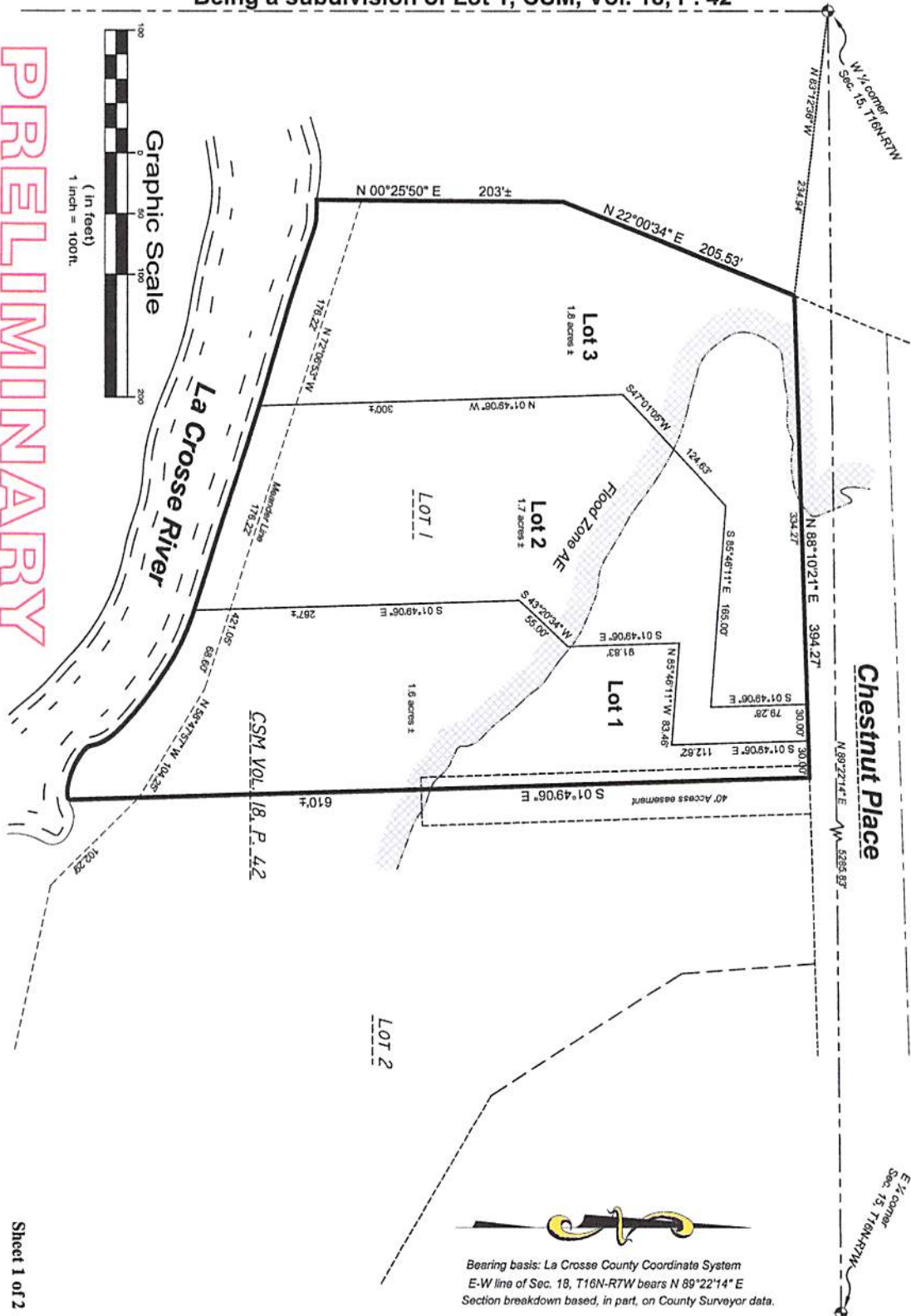
Internal Review Routing & Email to County Surveyor. (Initiated by Clerk with complete filing.)

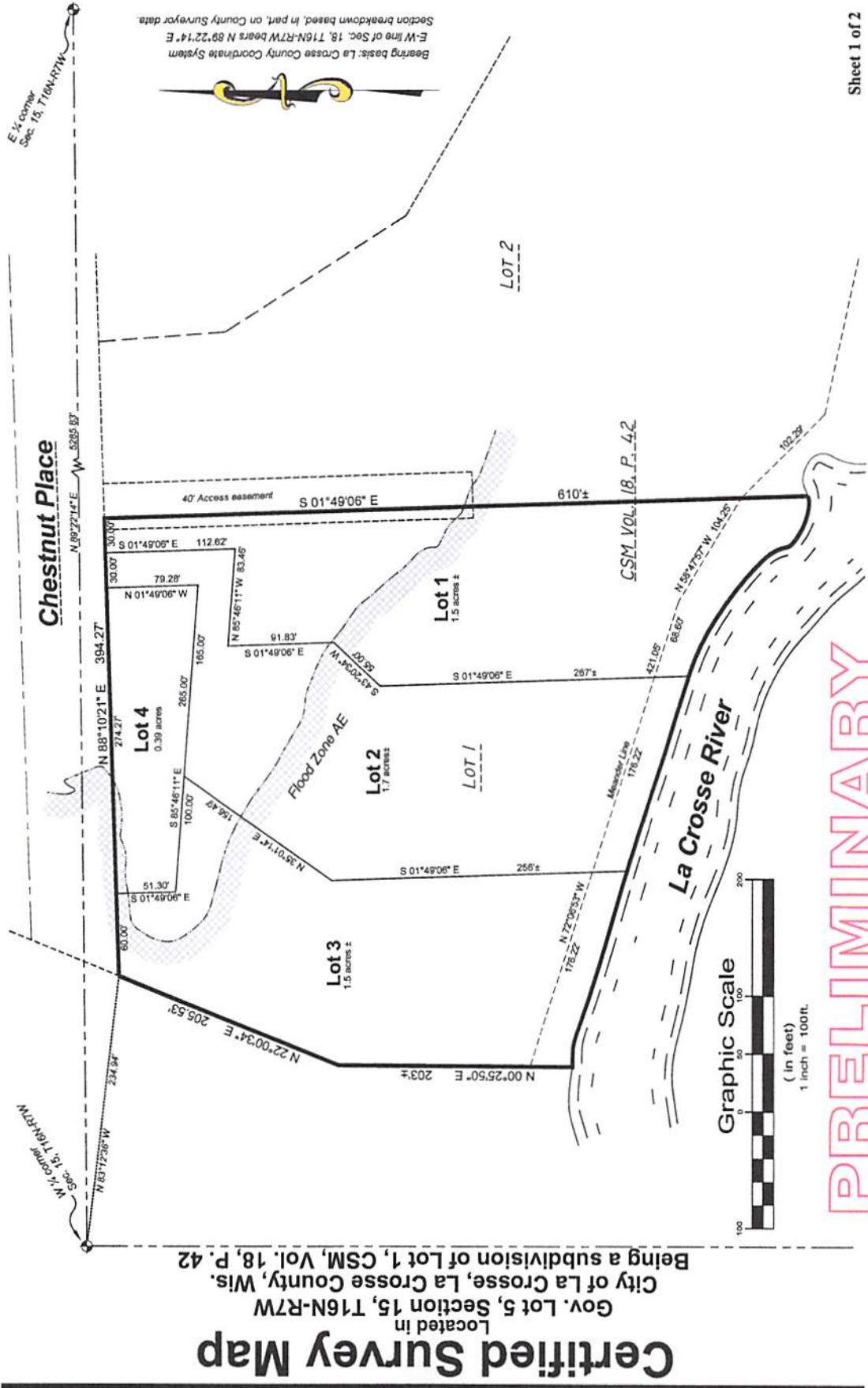
Original CSM Issued. (Upon approval, the original will be signed and available for pick up.)

Certified Survey Map

Located in
 Gov. Lot 5, Section 15, T16N-R7W
 City of La Crosse, La Crosse County, Wis.
 Being a subdivision of Lot 1, CSM, Vol. 18, P. 42

PRELIMINARY





Bearing base: La Crosse County Coordinate System
 E-W line of Sec. 18, T16N-R7W bears N 89°22'14" E
 Section breakdown based, in part, on County Surveyor data.

E 1/4 corner
 Sec. 15, T16N-R7W

W 1/4 corner
 Sec. 15, T16N-R7W

PRELIMINARY

Craig, Sondra

From: Neumann, Shannon
Sent: Monday, March 20, 2023 2:08 PM
To: Craig, Sondra
Subject: RE: For Review - CSM - 3102 Chestnut PL

I see no problem with approving.

Take Care,

Shannon L. Neumann | City Assessor
City of La Crosse Assessor's Office
400 La Crosse St. 54601
608-789-7525Main | 608-789-7544 Office
neumanns@cityoflacrosse.org
www.cityoflacrosse.org

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Monday, March 20, 2023 12:54 PM
To: Asp, Brian <aspb@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallager, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>
Subject: For Review - CSM - 3102 Chestnut PL

Good afternoon,

Attached is a CSM and request for waiver of the City's platting requirements for 3102 Chestnut Place. The waiver is being route through the April Council cycle (City Plan Commission on 4/3, J&A on 4/4, Council 4/13).

Please respond with your comments or approval.

Sondra Craig (she/her)

Deputy Clerk - City of La Crosse
400 La Crosse Street
La Crosse WI 54601
608-789-7549
craigs@cityoflacrosse.org

Craig, Sondra

From: Asp, Brian
Sent: Monday, March 20, 2023 1:33 PM
To: Craig, Sondra
Cc: Erickson, Tina
Subject: RE: For Review - CSM - 3102 Chestnut PL

Sondra,

The application doesn't provide any planned usage for the land, and due to the narrow access points to the ROW we would like to remind the applicant that any future utility connections would need to stay within the borders of the lot it services. Also not shown on the maps is the Water and Sanitary sewer that is located inside of the proposed Lot #3, this utility facility and the access easement that goes with it would limit the ability to develop Lot #3.

Thanks,

Brian Asp
City of LaCrosse
Utilities Project Specialist
Cell: (608)799-3168
Desk: (608)789-3897

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Monday, March 20, 2023 12:54 PM
To: Asp, Brian <aspb@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>
Subject: For Review - CSM - 3102 Chestnut PL

Good afternoon,

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Please respond with your comments or approval.

Sondra Craig (she/her)
Deputy Clerk - City of La Crosse
400 La Crosse Street
La Crosse WI 54601
608-789-7549
craigs@cityoflacrosse.org



CITY CLERK'S OFFICE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-7510
cityclerk@cityoflacrosse.org
www.cityoflacrosse.org

March 20, 2023

SCOTT SOLBERG – SURVEYOR
HIGH CLIFF CONSULTING
PO BOX 176
GALESVILLE WI 54630

JOE VAN AELSTYN
NEXTGEN REALTORS LLC
3152 33RD ST S
LA CROSSE WI 54601

Re: Certified Survey Map & Waiver Request

We are in receipt of the request for waiver from City platting requirements as well as the *Certified Survey Map – Located in Gov. Lot 5, Section 15, T16N-R7W, City of La Crosse, La Crosse County, Wis. Being a subdivision of Lot 1, CSM, Vol 18, P. 42.*

The waiver and CSM will be considered at the following meetings:

City Plan Commission	Mon., April 3, 2022, 4:00 p.m. Council Chambers, City Hall – first floor
Judiciary & Administration Committee	Tues., April 4, 2022, 6:00 p.m. Council Chambers, City Hall – first floor
Common Council	Thurs., April 13, 2022, 6:00 p.m. Council Chambers, City Hall – first floor

We recommend someone attend the CPC and J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is not allowed at the Council meeting; although, you are welcome to attend.

Attendance is allowed either in person or virtual. If you wish to attend virtually, please email me at craigs@cityoflacrosse.org for the link to participate.

If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig
Deputy City Clerk
(608) 789-7549
craigs@cityoflacrosse.org

Craig, Sondra

From: Reinhart, David
Sent: Friday, March 24, 2023 8:04 AM
To: Craig, Sondra
Cc: Acklin, Tim
Subject: FW: For Review - CSM - 3102 Chestnut PL
Attachments: Revised CSM - 3102 Chestnut PI - 3.23.2023.pdf

Approved.

Thanks.

David Reinhart

Chief Building Inspector

La Crosse Fire Department

Division of Community Risk Management

400 La Crosse St., La Crosse, WI. 54601

Office: 608-789-7564



From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Thursday, March 23, 2023 9:31 AM
To: Asp, Brian <aspb@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>
Cc: Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Brandon <bmeyer@lacrossecounty.org>
Subject: RE: For Review - CSM - 3102 Chestnut PL

Attached is the finalized CSM for 3102 Chestnut Place. Please let me know if you approve or have any comments. I'll forward them on to the applicant.

Thank you,

Sondra Craig (she/her)

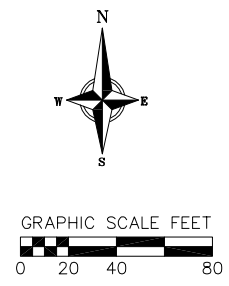
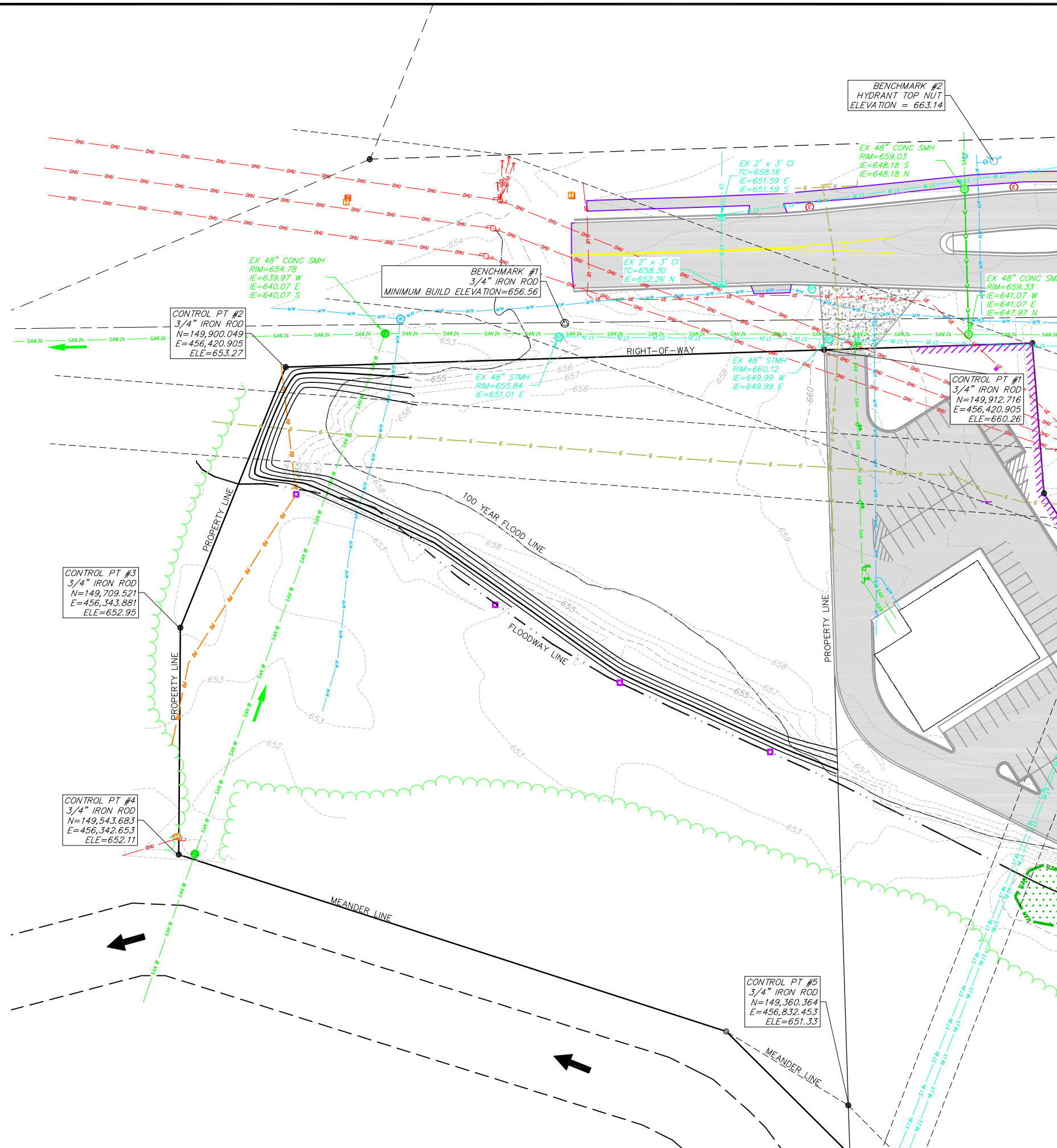
Deputy Clerk - City of La Crosse

400 La Crosse Street

La Crosse WI 54601

608-789-7549

craigs@cityoflacrosse.org



TOPOGRAPHIC SYMBOL LEGEND

- ⊙ BENCHMARK
- FOUND 3/4" Ø IRON ROD
- ⊙ FOUND 1" Ø IRON PIPE
- ⬢ EXISTING BOLLARD
- ⬢ EXISTING POST
- ⬢ EXISTING SIGN (TYPE NOTED)
- ⊙ EXISTING STORM MANHOLE
- ⊙ EXISTING CURB INLET
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER MAIN VALVE
- ⊙ EXISTING WATER MANHOLE
- ⊙ EXISTING GAS VALVE
- ⊙ EXISTING UTILITY POLE
- ⬢ EXISTING DOWN GUY
- ⬢ EXISTING TV PEDESTAL
- ⬢ EXISTING TELEPHONE PEDESTAL
- FO — FO — EXISTING FIBER OPTIC LINE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- GUY — GUY — EXISTING GUY LINE
- OHU — OHU — EXISTING OVERHEAD GENERAL UTILITIES
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- 820 — EXISTING MAJOR CONTOUR
- 818 — EXISTING MINOR CONTOUR
- — — PROPERTY BOUNDARY
- — — CURB AND GUTTER (REVERSE CURB HATCHED)
- ▒ CONCRETE
- ▒ ASPHALT

EXISTING CONDITIONS
WEST COAST LLC - LA CROSSE MULTI-FAMILY
3102 CHESTNUT PLACE
LA CROSSE, WI 54601

REVISIONS		REVISIONS	REVISIONS
NO.	DATE	NO.	DATE

SCALE: AS SHOWN

DATE: JANUARY 2023

DRAFTER: JPOL

CHECKED: SDIS

PROJECT NO.: 230029

SHEET: 1 OF 1

DWG. NO.:

Craig, Sondra

From: Bryan Meyer <bmeyer@lacrossecounty.org>
Sent: Wednesday, March 29, 2023 3:48 PM
To: Craig, Sondra; Crandall, Jay
Cc: Dale Hewitt
Subject: RE: For Review - CSM - 3102 Chestnut PL

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Good afternoon Sondra,

We have completed our review of the map and we have the following items that need attention:

- 1) The La Crosse County Register of Deeds Office requires a 3" x 3" square area be left blank for recording information.
- 2) The map needs to have a note regarding public trust doctrine per Chapter 236.20(6) of the Wisconsin Statutes
- 3) The map indicates that Joe Van Aelstyn is the owner of the property. County Records indicate this property is owned by Ebner Joint Revocable Trust
- 4) The surveyor must show the dimension between the meander corner and the property corner to the North of them on the East and West lines of Lot 4.
- 5) The Surveyor's Certificate indicates that the surveyor has complied with the subdivision ordinances of Trempealeau County. That should be corrected to read City of La Crosse.
- 6) The document number for Vol. 18 CSM, Page 42 must be shown in the caption on both pages of this CSM. The Register of Deeds Office will not record the map without the document number.
- 7) The meander line distances on the southerly side of lots 3, 4 and 5 do not add up to the total of 421.05 feet.
- 8) Based on the current configuration, bearings and distances, we are unable to form a mathematical closure on Lot 6.
- 9) Based on the current configuration, bearings and distances, we arrive at different square footage totals for Lots 4 and 5 north of the meander line.
- 10) The East line of Lot 3 shows an overall dimension of 610'±. Based on the dimensions shown, that number should be 612±.

Thanks for the opportunity to review the map. If you have any questions, please let me know.

Bryan Meyer

La Crosse County Surveyor
Immediate past President – Wisconsin Society of Land Surveyors
212 6th Street North – Room 1202
La Crosse, WI 54601
608-789-8531

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Thursday, March 23, 2023 9:31 AM
To: Asp, Brian <aspb@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>

Cc: Dale Hewitt <DHewitt@lacrossecounty.org>; Bryan Meyer <bmeyer@lacrossecounty.org>

Subject: RE: For Review - CSM - 3102 Chestnut PL

Attached is the finalized CSM for 3102 Chestnut Place. Please let me know if you approve or have any comments. I'll forward them on to the applicant.

Thank you,

Sondra Craig (she/her)

Deputy Clerk - City of La Crosse

400 La Crosse Street

La Crosse WI 54601

608-789-7549

craigs@cityoflacrosse.org

PRIVATE AND CONFIDENTIAL

This e-mail and attachments are intended for the addressed recipient only. If you are not the correct recipient please notify the sender of the delivery error and delete this message. Improper disclosure, copying, distribution, retransmission, or use of information from this e-mail is Prohibited, and may result in liability and damages for misuse of this information.

Craig, Sondra

From: Crandall, Jay
Sent: Wednesday, March 29, 2023 4:13 PM
To: Craig, Sondra
Cc: Gallagher, Matthew
Subject: RE: For Review - CSM - 3102 Chestnut PL

Hi Sondra,

The Engineering Department does not object to the waiver but the CSM as submitted is not approved until the corrections as previously submitted have been made. Thank you

Jay Crandall
CAD/GIS Specialist
Engineering Department
City of La Crosse
608-789-8183
crandallj@cityoflacrosse.org

*Corrections
on next page.*

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Thursday, March 23, 2023 9:31 AM
To: Asp, Brian <aspb@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>
Cc: Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Brandon <bmeyer@lacrossecounty.org>
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Thank you,

Sondra Craig (she/her)
Deputy Clerk - City of La Crosse
400 La Crosse Street
La Crosse WI 54601
608-789-7549
craigs@cityoflacrosse.org

Craig, Sondra

** Forwarded to applicant*

on 3/24/2023.

From: Crandall, Jay
Sent: Friday, March 24, 2023 8:11 AM
To: Craig, Sondra
Cc: Gallagher, Matthew
Subject: RE: For Review - CSM - 3102 Chestnut PL
Attachments: 20230324073234.pdf

Hi Sondra,

Attached is a mark of the edits needed to be addressed by the Engineering Department on this CSM.

Jay Crandall

CAD/GIS Specialist
Engineering Department
City of La Crosse
608-789-8183
crandallj@cityoflacrosse.org

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Thursday, March 23, 2023 9:31 AM
To: Asp, Brian <aspb@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>
Cc: Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Brandon <bmeyer@lacrossecounty.org>
Subject: RE: For Review - CSM - 3102 Chestnut PL

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Thank you,

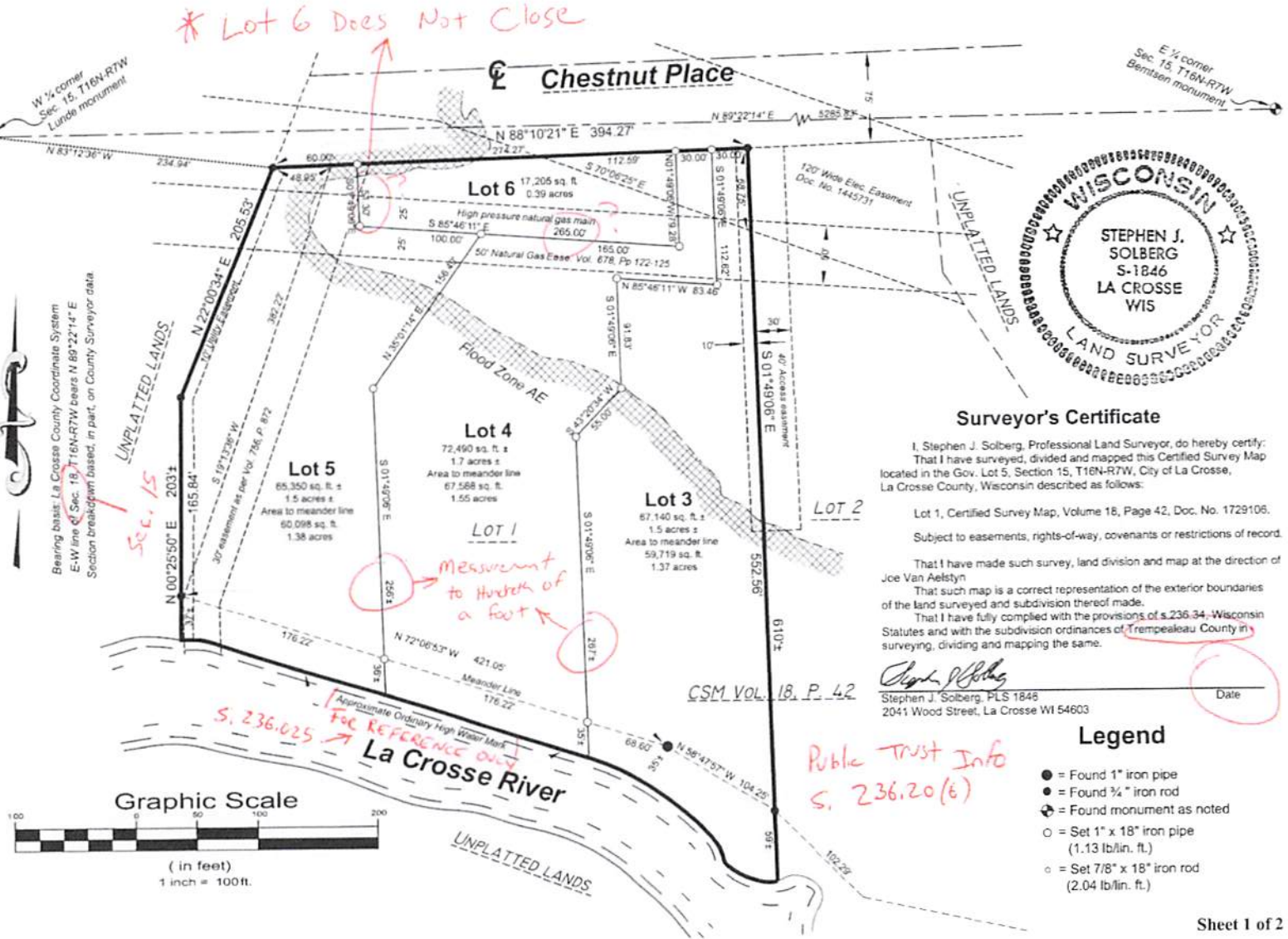
Sondra Craig (she/her)

Deputy Clerk - City of La Crosse
400 La Crosse Street
La Crosse WI 54601
608-789-7549
craigs@cityoflacrosse.org

Certified Survey Map

Located in
Gov. Lot 5, Section 15, T16N-R7W
City of La Crosse, La Crosse County, Wis.
Being a subdivision of Lot 1, CSM, Vol. 18, P. 42

(Doc. # 1729106)



Surveyor's Certificate

I, Stephen J. Solberg, Professional Land Surveyor, do hereby certify:
That I have surveyed, divided and mapped this Certified Survey Map located in the Gov. Lot 5, Section 15, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:

Lot 1, Certified Survey Map, Volume 18, Page 42, Doc. No. 1729106.

Subject to easements, rights-of-way, covenants or restrictions of record.

That I have made such survey, land division and map at the direction of Joe Van Aelstyn

That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of Trempealeau County in surveying, dividing and mapping the same.

Stephen J. Solberg
Stephen J. Solberg, PLS 1846
2041 Wood Street, La Crosse WI 54603

Date

Legend

- = Found 1" iron pipe
- = Found 3/4" iron rod
- ⊗ = Found monument as noted
- = Set 1" x 18" iron pipe (1.13 lb./lin. ft.)
- = Set 7/8" x 18" iron rod (2.04 lb./lin. ft.)

Agenda Item 23-0346 (Andrea Trane)

Request for waiver of the City requirement for a subdivision plat and allowance of the substitution of a Certified Survey Map (CSM) in its place at 3102 Chestnut Place.

General Location

Council District 2, not in a Neighborhood Association.

Background Information

The developer would like to create four parcels out of one existing 5.1-acre parcel, allowing for up to four separate developments. Rezoning has already been approved contingent on the CSM. At the time of drafting this report, Engineering was still working out issues on the CSM with the applicant and the applicant's surveyor with the anticipation these issues would be finalized by the Council meeting.

Recommendation of Other Boards and Commissions

Item 22-1467, which requested a rezoning of this property from Commercial District to the Special Multiple Dwelling District to allow for commercial and residential was approved by the Council in January with the recommendation and contingency of a completed CSM within 90 days.

Consistency with Adopted Comprehensive Plan

Future land use shows M – Multiple Future Land Use, including High Intensity Retail, Office or Housing. This proposal is consistent with the Plan.

Staff Recommendation

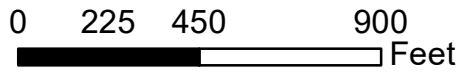
Planning staff recommend approval of this request contingent on final review and approval by the Engineering Department.

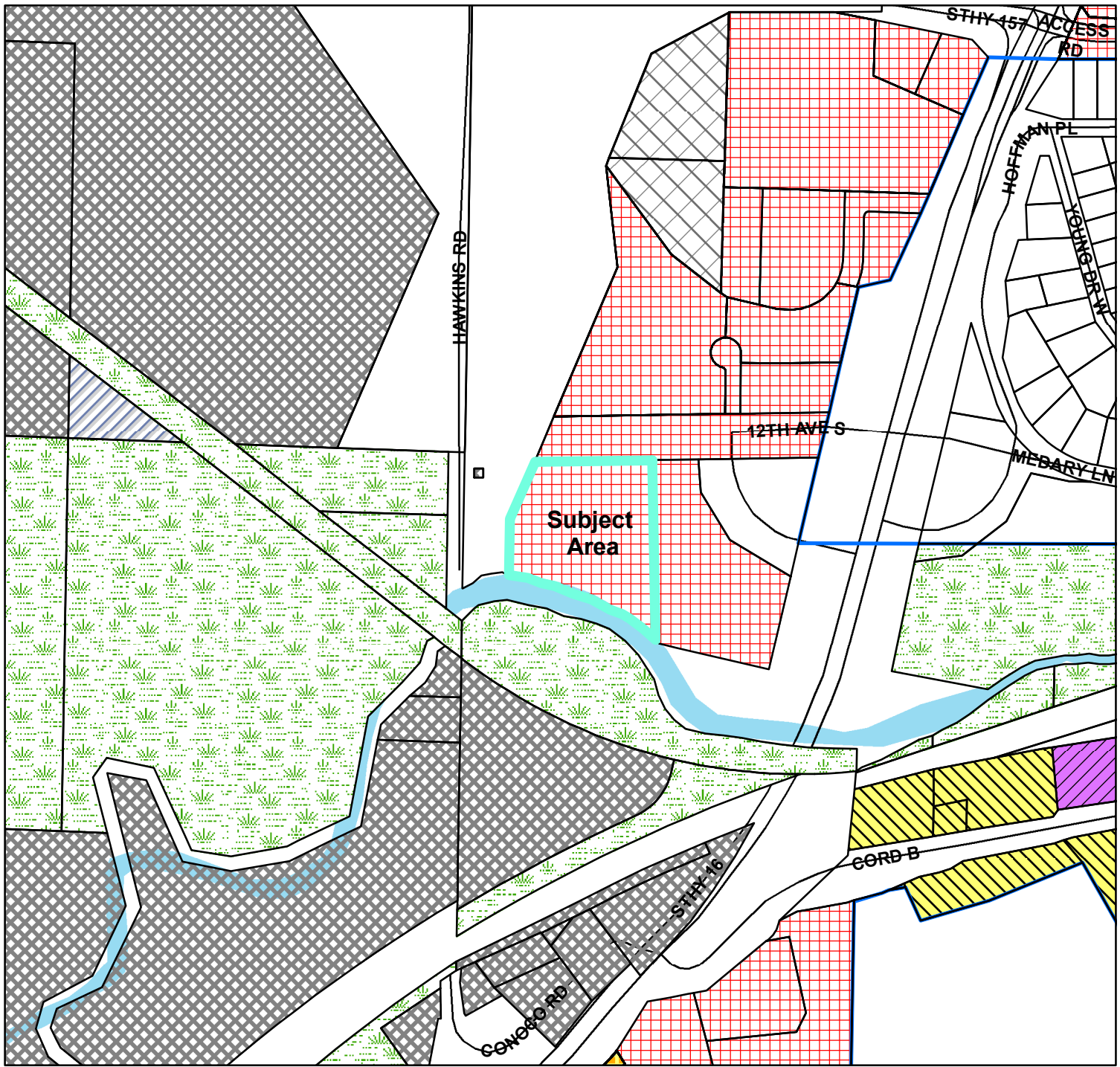
Routing J&A 4.4.2023



BASIC ZONING DISTRICTS

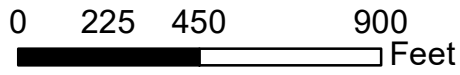
	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD - PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY





BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0383

Agenda Date: 4/3/2023

Version: 1

Status: Agenda Ready

In Control: City Plan Commission

File Type: General Item

Agenda Number: