

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

HKBechtu@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:

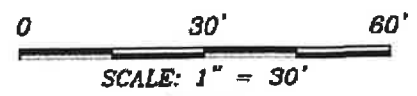
Bill Number: 11747
Billed To: LEVI D, HOLLY K

SURVEY MAP

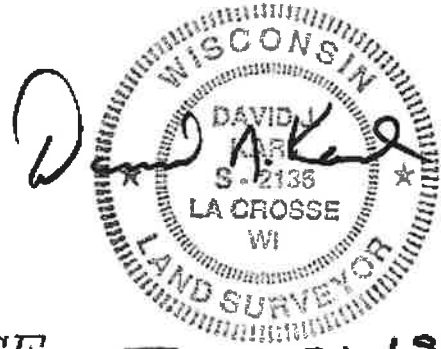
PART OF THE SW 1/4 OF THE SE 1/4, SECTION 8, TOWNSHIP 15 NORTH, RANGE 7 WEST, ALSO DESCRIBED AS LOTS 16 & 17, BLOCK 2 OF THE RECORDED SUBDIVISION DUNNS 2ND ADDITION, CITY OF LA CROSSE, WISCONSIN.



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

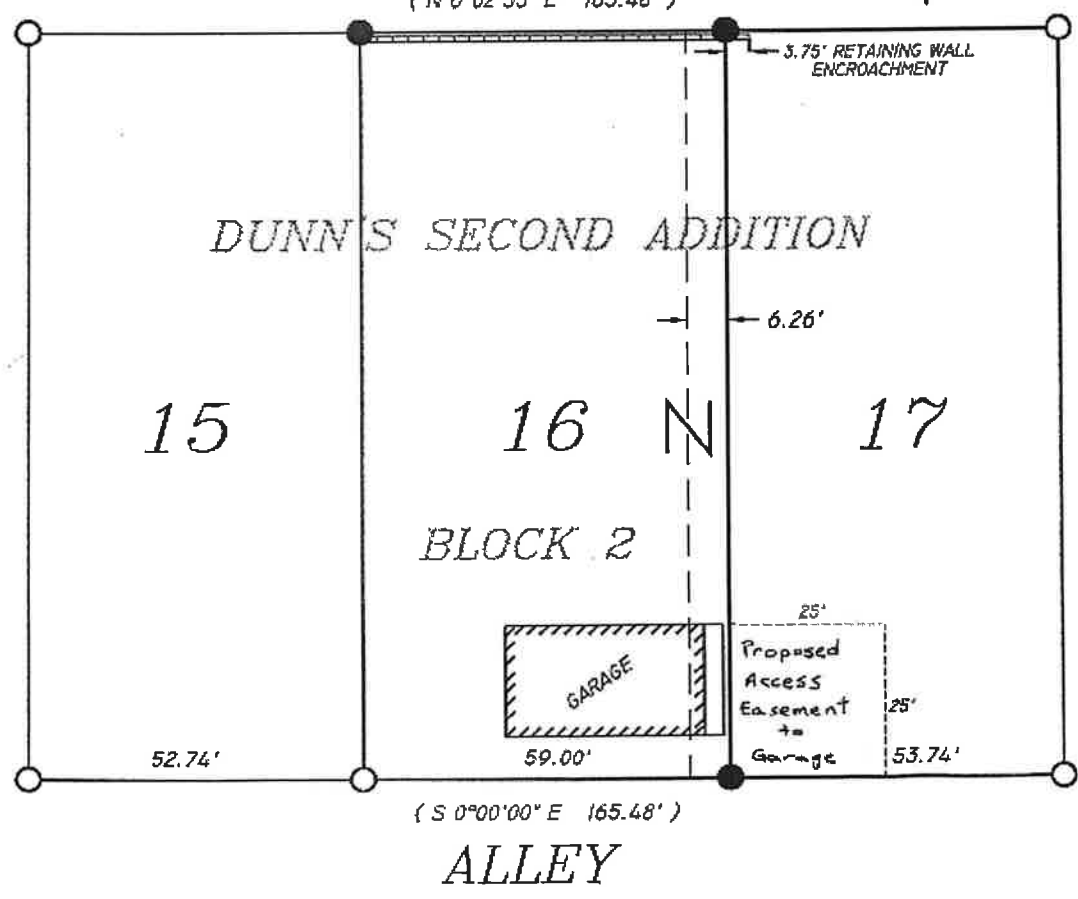


LEGEND	
○	= FOUND PIPE
●	= SET IRON BAR 24" X 3/4" @ 1.50# / FT.
()	= "RECORDED AS"
-----	= EASEMENT



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

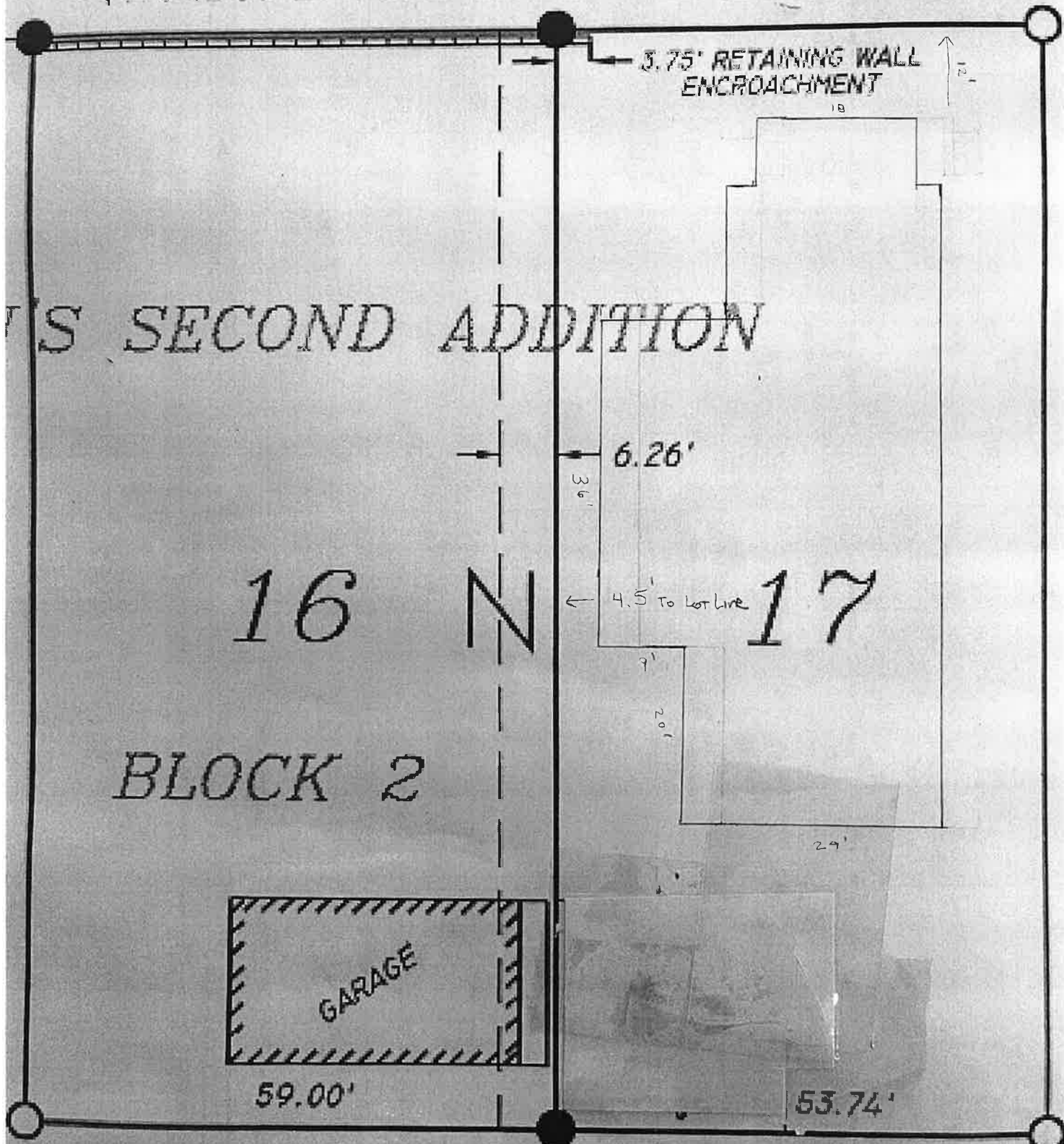
I, DAVID J. KARL, CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL. I FURTHER CERTIFY THAT THIS INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

House with Proposed Addition

13TH PLACE

(N 0°02'55" E 165.48')

July 31, 1



3.75' RETAINING WALL ENCROACHMENT

S SECOND ADDITION

16

N

17

BLOCK 2

GARAGE

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

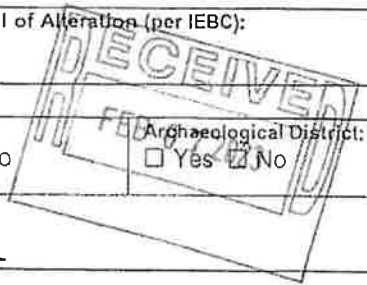


Revision 5/27/2021

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

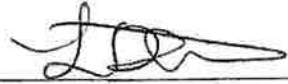
ADDITIONAL RESPONSIBILITIES FOR OWNERS OF PROJECTS DISTURBING ONE OR MORE ACRE OF SOIL

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 Rechtum

Owner:

(Print Name)



(Sign)

2-7-23

(Date)

Owner:

(Print Name)

(Sign)

(Date)

OFFICE USE ONLY

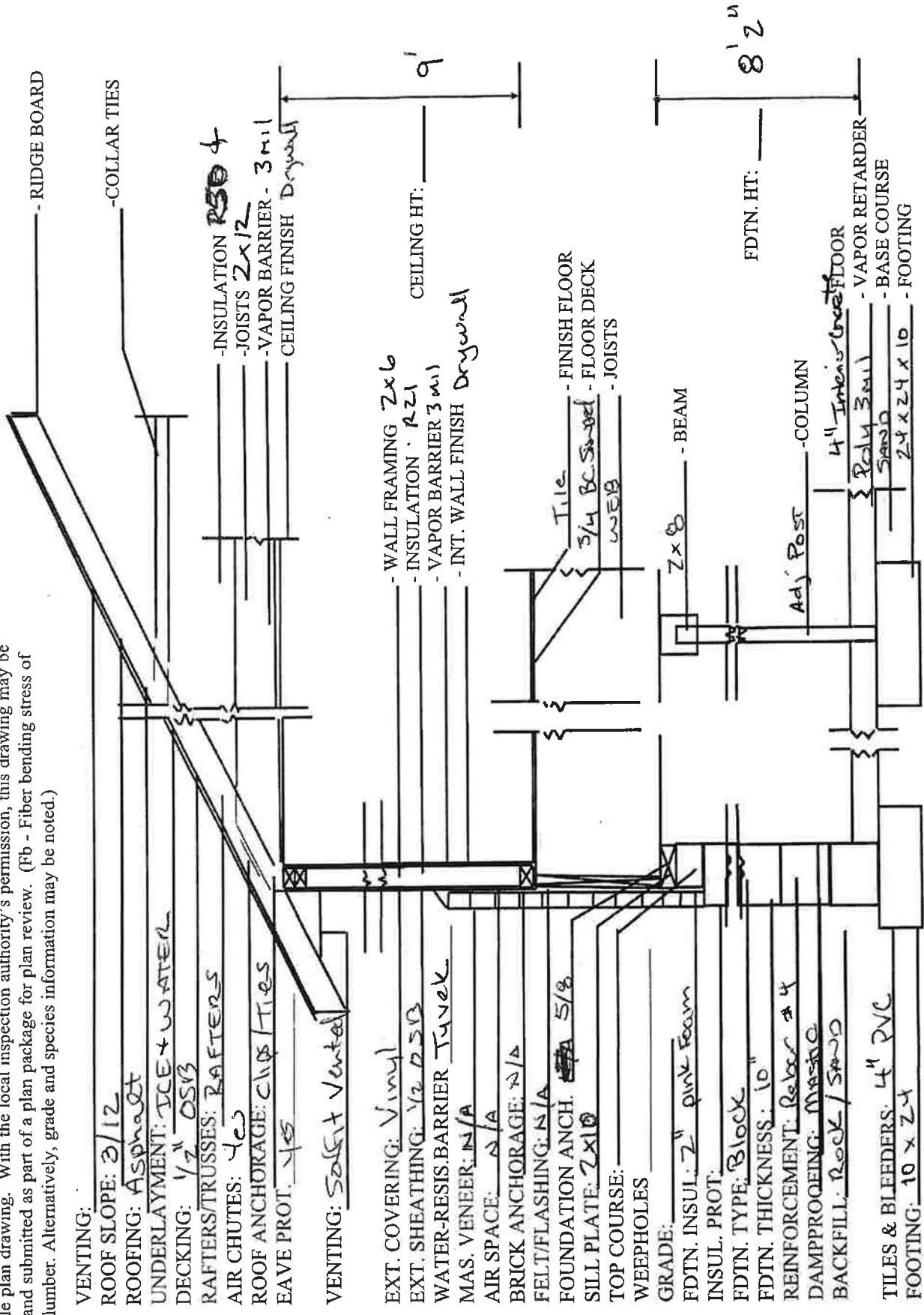
For Permit Number:

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

2x8

- BEAM

Adj Post

- COLUMN

4" Interior Gypsum Floor

3 Poly 3 mil

SAND

2x4 x 24 x 10

- VAPOR RETARDER

- BASE COURSE

- FOOTING

FDTN. HT: 8' 2/3"

