Authentisign ID: 58A21A5D-D138-F111-8EF2-000D3A55CAFE

clean / carpet / Zoning

26-0512

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Hayden Schmidt 1446 Rose St. Suit #2

Owner of site (name and address):

Keith Brown, 1202 State Street, La Crosse, WI 54601

Address of subject premises:

802 7th Street South, La Crosse, WI 54601

Tax Parcel No.: 17-30127-100

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

Part of the Northwest Quarter of the Southwest Quarter of Section 16, Township 17 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, (Commonly known as Lot 6 and Lot 7 in the recorded plat of the subject block).

Zoning District Classification: WR- Washburn Residential

Proposed Zoning Classification: R-6 Multi Family Residential

Is the property located in a floodway/floodplain zoning district? ___ Yes _x_ No

Is the property/structure listed on the local register of historic places? ___Yes _x_ No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? _x_ Yes ___ No

Is the Rezoning consistent with the policies of the Comprehensive Plan? _x_ Yes ___ No

Property is Presently Used For:

9-unit multi-family building

Property is Proposed to be Used For:

Conversion or maintenance of the existing structure as a multi family dwelling (s), consistent with R-6 high density standards - Add an additional unit - 10 total

Proposed Rezoning is Necessary Because (Detailed Answer):

The subject property is located in the Washburn Neighborhood, as area characterized by high-density residential use and proximity to Viterbo and WTC. The proposed rezoning to R-6 is consistent with surrounding urban infill patters and provided much needed high density housing near the Central Business District.

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

The proposal maintains the existing structue, ensuring no significant exterior alterations inconsistent with the neighborhood character. It supports the neighborhoods stability by providing housing for local workforce and student populaton without increasing the physical footprint of the building.

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

It advances the City's Climate Action plan and 2040 Comprehensive Plain by increasing housing density in "targeted areas" near transit rountes and employment hubs. This " 15-munute neighborhood" approach reduces travel emissions and supports sunstainable urban growth.

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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 24 ***day of*** April, 2014.

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.

Gena K Bu
(signature)

608-785-0888 (telephone) 5/8/26 (date)

rla.propertymanager@gmail.com
(email)

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

Review was made on the 11th day of May, 2026.

Signed: _____
Deputy Director of Planning & Development

LA CROSSE COUNTY PUBLIC PORTAL

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Property #: 17-30127-100

Municipality: 246 - CITY OF LA CROSSE

Tax Year: 2025

Bill Number: 7176

Current Owner: BROWN, GEORGE KEITH

Property Address: 802 7TH ST S APT 1 LA CROSSE 54601

General | Legal | Values | Taxes | Special

Abbreviated Legal Description

(See recorded documents for a complete legal description)

LORD & RODOLFS ADDITION E 88FT 4 IN LOT 72 & E 88FT 4 IN LOT 73 EX S 14FT BLOCK 11 & INCL PRT LOTS 73 & 74 COM NE COR LOT 74 S0D13M34SW 3.5FT ALG E LN LOT 74 & W R/W 7TH ST S POB N88D59M2SW 88.79FT N1D13M3SE 17.5FT S88D59M2SE 88.79FT TO E LN LOT 73 & W R/W LN 7TH ST S S1D13M34SW 17.5FT TO POB

Acres: 0.260

Area (sq ft): 0.000

Frontage (ft): 0.000

Depth (ft): 0.000

Property Descriptions

Primary	Section	Town	Town Dr	Range	Range Dir	40
✓	05	15	N	07	W	NW

Property Addresses

Primary	House #	1/2	PD	Street Name	Street Type	SD
✓	802			7TH	ST	S
	802			7TH	ST	S

plan to DO 45° Parking stalls
(14 +- stalls)

I am writing as the petitioner for the proposed rezoning of the property located at 802 7th Street South (Tax Parcel: 017030127100).

I am requesting a zoning change to R-6 (Multi-Family Residential) to align the property's zoning designation with its existing and intended residential use.

Project Overview:

Purpose: The property is an existing multi-family structure, and this rezoning request is intended to support the continued operation and improvement of the building as a multi-family residential property.

Neighborhood Compatibility: The property is located within the Washburn Neighborhood, near Viterbo University, Western Technical College, and the downtown core. We believe the proposed R-6 zoning is consistent with the surrounding urban residential character and supports the continued need for quality housing in this area.

Preservation / Improvements: No major exterior modifications are currently proposed that would materially alter the neighborhood character. The focus is on maintaining and improving the existing structure while ensuring the zoning classification appropriately reflects the property's residential use.

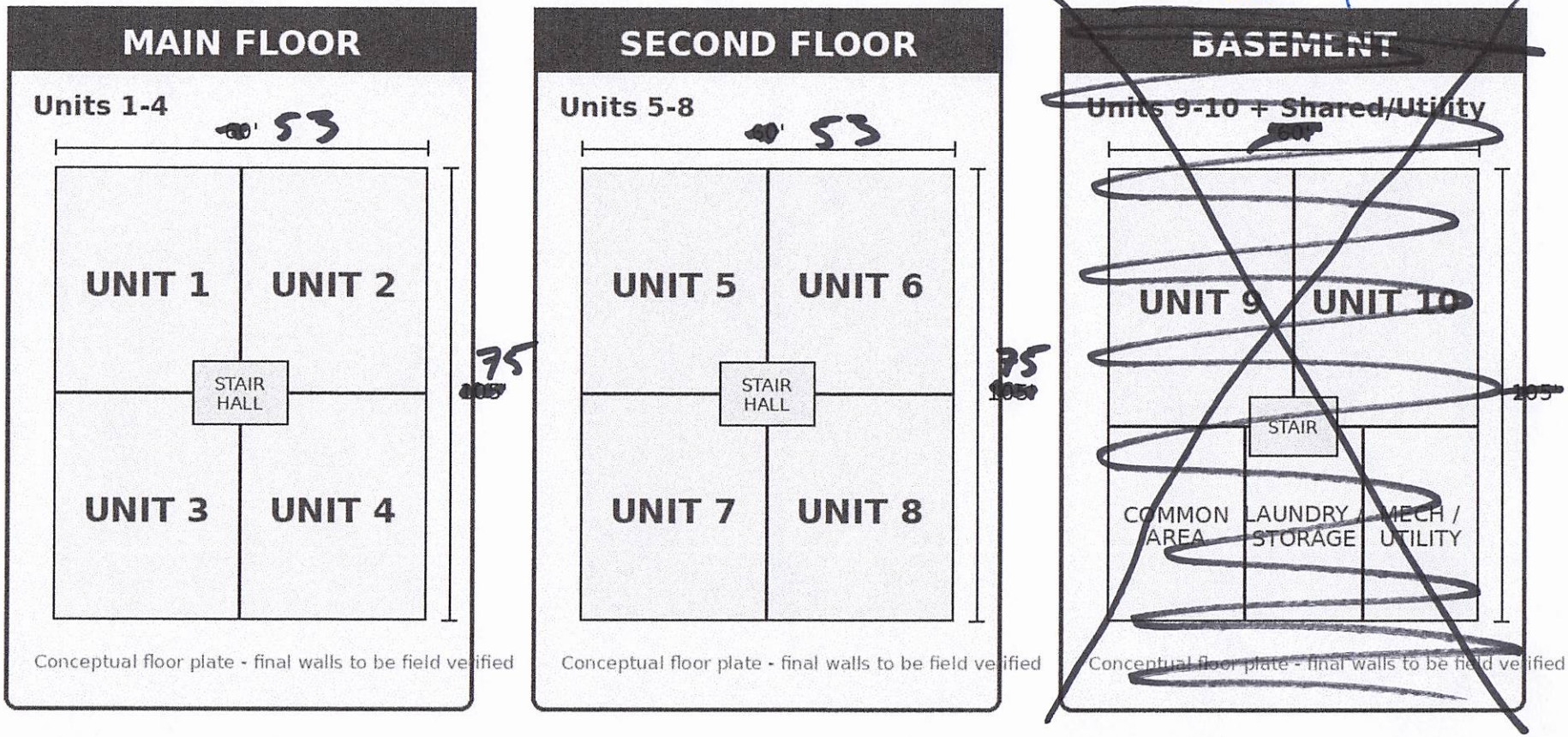
I'd be happy to discuss the proposal further or answer any questions you may have. I intend to file the petition with the City Clerk's office this week and wanted to respectfully provide notice and context beforehand.

Thank you for your time, consideration, and service to the community.

Hayden Schmidt
608-785-0888

802 7th Street South - Corrected Existing 10-Unit Layout

60' x 105' Building Footprint | R-6 Rezoning Petition Exhibit



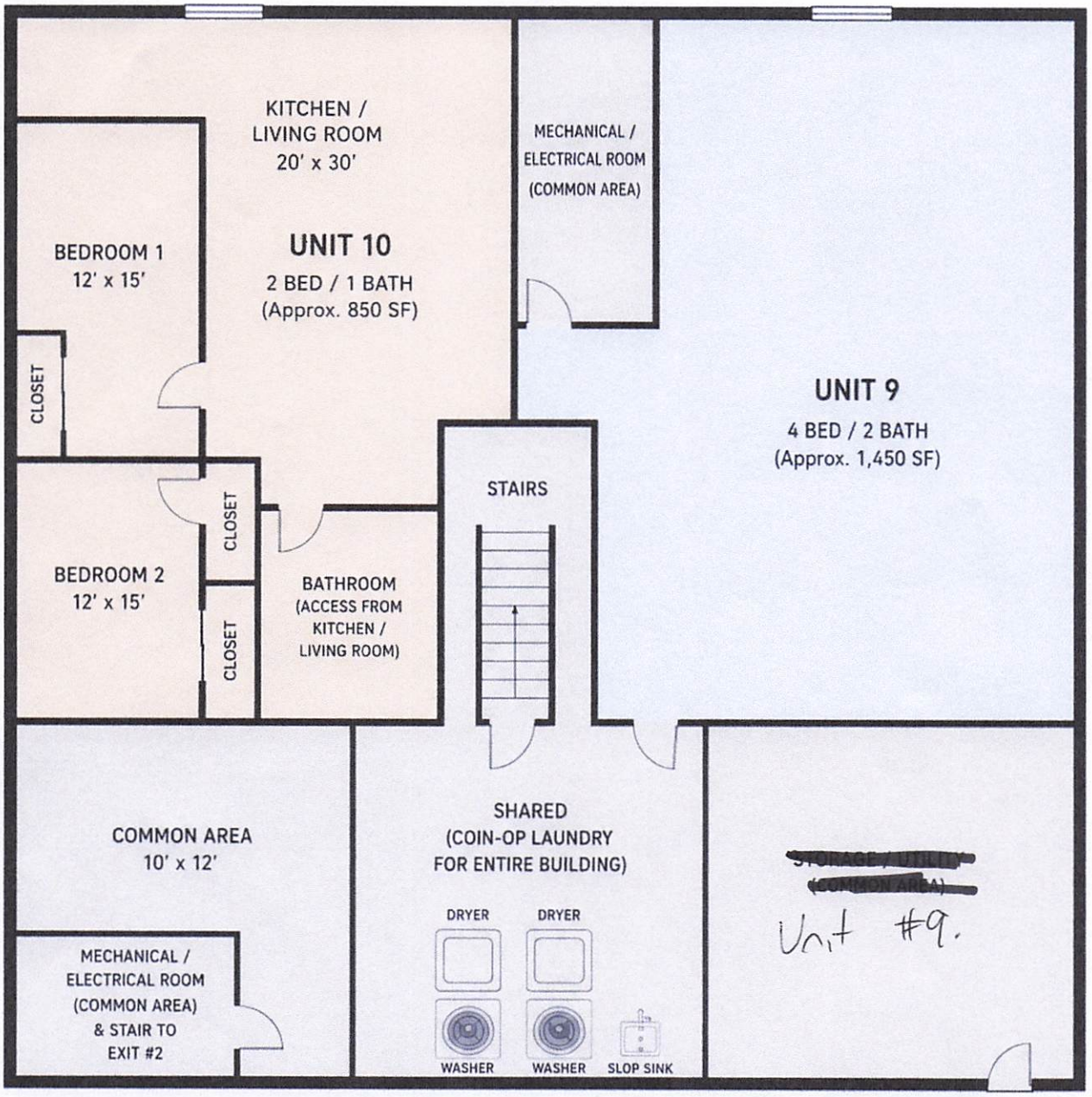
Corrected Unit Count / Rezoning Narrative

- Main floor: 4 existing residential units labeled 1-4.
- Second floor: 4 existing residential units labeled 5-8.
- Basement: 2 residential units labeled 9-10, plus shared/common, laundry/storage, and mechanical/utility areas shown conceptually.
- This exhibit reflects the user-provided existing 10-unit configuration within the [redacted] building footprint.
- Final wall locations are conceptual and should be confirmed by field measurements or architectural plans.

802 7TH STREET SOUTH – BASEMENT LAYOUT (PROPOSED)

Proposed *10-Unit Building*

~~60~~ 53



~~105'~~ 75

BASEMENT SUMMARY	BUILDING FOOTPRINT	NOTE
• Unit 9 – 4 Bed / 2 Bath (Approx. 1,450 SF) • Unit 10 – 2 Bed / 1 Bath (Approx. 850 SF) • Common Area • Laundry (Coin-Op) • Mechanical / Electrical Rooms • Storage / Utility • Dual Exit Access (Stairs to Exit #2)	60' x 105' = 6,300 SF per Floor	Conceptual floor plate. Final walls, doors, and egress to be field verified.

For planning / rezoning purposes only.

[redacted]