



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### Judiciary & Administration Committee

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Tuesday, April 4, 2023

6:00 PM

Council Chambers  
City Hall, First Floor

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This meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by visiting the Legislative Information Center (<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the "In Progress" video link to the far right in the meeting list.

Agenda items approved for public hearing by the committee are open to public comment. 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 City Clerk at the email or phone number below so we can provide you with information to join.

Members of the public who would like to provide written comments on any agenda may do so by emailing [cityclerk@cityoflacrosse.org](mailto:cityclerk@cityoflacrosse.org), using a drop box outside of City Hall or mailing the City Clerk, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7510.

*Public hearings before the respective standing committee shall be limited to 15 minutes for the proponents; followed by 15 minutes for the opponents and three-minute rebuttal for each side unless such time is extended by a majority vote of the committee. All speakers at a public hearing of the standing committees shall speak no more than three (3) minutes unless waived by the Chair or a majority of the committee.*

#### Call To Order

#### Roll Call

#### Agenda Items:

##### NEW BUSINESS

[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.

*Public Hearing.*

[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.

*Public Hearing.*

- [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.  
*Public Hearing.*
- [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.  
*Public Hearing.*
- [23-0300](#) Application of A&S Foster LLC dba Bottoms Up for an Expansion of Alcohol Beverage License & Street Privilege Permit for special event at 500 Copeland Avenue on June 10, 2023.
- [23-0301](#) Request of Hatchery, LLC for permission to apply for a Combination "Class B" Beer and Liquor license at 410 E Veterans Memorial Drive.
- [23-0304](#) Resolution authorizing the La Crosse Police Department to continue participation in the Wisconsin Emergency Management Law Enforcement Support Office (LESO) Program.  
*Sponsors:* Reynolds
- [23-0309](#) Resolution creating Ward 29.  
*Sponsors:* Richmond
- [23-0311](#) Request of Householder Taverns LLC dba Bennett O'Riley's South La Crosse to amend premise description of Combination "Class B" Beer & Liquor License at 4329 Mormon Coulee Road to include a new beer garden.
- [23-0317](#) Various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the remainder of license period 2022-2023 (April).
- [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.

## 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*

**Judiciary & Administration Committee Members:**

**Andrea Richmond, Chris Kahlow, Scott Neumeister, Jenasea Hameister, Mackenzie Mindel,  
Chris Woodard, Jennifer Trost**



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0244

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**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 ADDITION LOT 6 BLOCK 3  
(LOT SIZE 80X125)

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: R2 - Residence

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? \_\_\_ Yes X No

Is the Rezoning consistent with the policies of the Comprehensive Plan? \_\_\_ Yes X 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 1/2 BLOCK AWAY ON 32ND. THIS IS A MAIN THROUGHFAIR.

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

THIS STRUCTURE IS ALREADY EXISTING & WAS EFFECTIVELY USED AS A DUPLEX FOR THE LAST 12 YEARS. BY GRANTING R-2 ZONING, TWO AFFORDABLE HOUSING RENTALS WILL BE SANCTIONED ON A MAIN THURSDAY.

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 16<sup>TH</sup> day of FEBRUARY, 2023.

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)

608-785-2637  
(telephone)

16 FEBRUARY 2023  
(date)

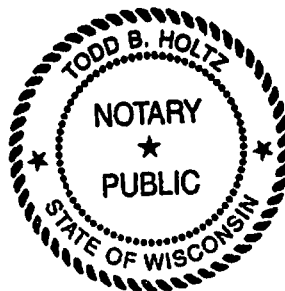
James.galleries@gmail.com  
(email)

STATE OF WISCONSIN

) ss.

COUNTY OF LA CROSSE

Personally appeared before me this 16<sup>th</sup> day of February, 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Todd B. Holtz


Notary Public

My Commission Expires: 12-15-2023

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

Review was made on the 20<sup>th</sup> day of February, 2023

Signed:


 Plan Admin  
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin )  
COUNTY OF La Crosse ) ss

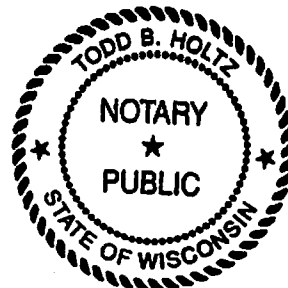
The undersigned, James T. Chert, being duly sworn states:

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 16<sup>th</sup> 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.**

1 3 2 1 1 2 9

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.  
1205 Caledonia St.  
La Crosse, WI. 54603

#42

### LAND USE RESTRICTION

Parcel I.D. Number 17-30110-110

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, Delores 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.

K. 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

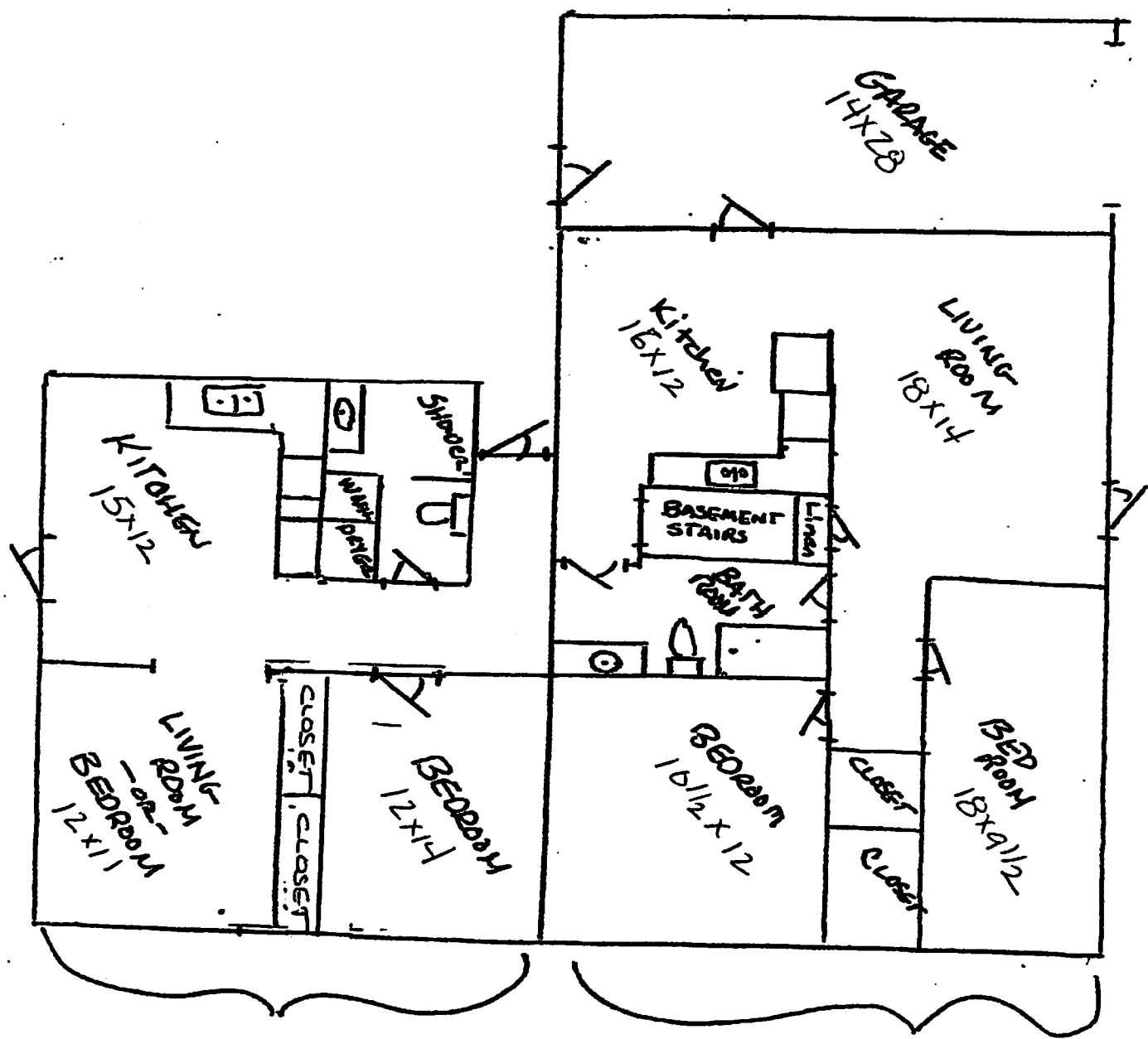
This instrument was drafted at the request of the Grantees by Atty. Ronald J. Quillin,  
COLLINS, QUILLIN & KNOTHE, Ltd., 1208 Caledonia St., La Crosse, WI 54603.

3019 WARD AVE.  
 LA CRASSE W/1  
 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

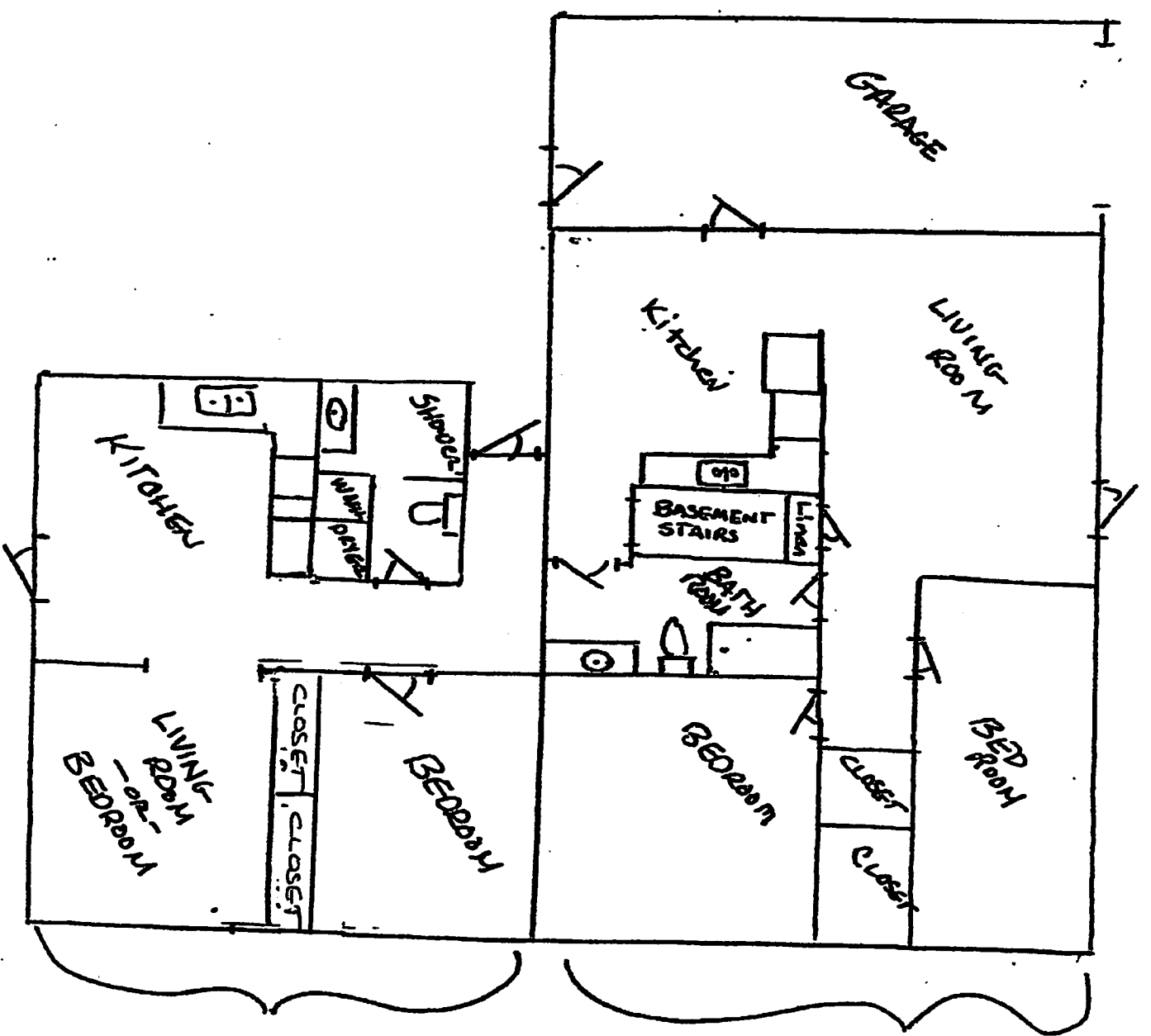


3019 WARD AVE.  
 LA CRASSE W1  
 LOT SIZE 80 X 125  
 (10,000 SQ FEET)

Original  
 Structure  
 ± 1010 SQUARE FEET  
 Excluding garage

APARTMENT  
 Addition  
 ± 730 SQ Feet

\*note: there are  
 3 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](http://www.cityoflacrosse.org) (search for File 23-0244).

Dated this 24<sup>th</sup> 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, BRITTNI 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



★ Subject Parcel: 3019 Ward Ave

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

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



Presort  
First Class Mail  
ComBasPrice



US POSTAGE  
ZIP 54601 \$000.53  
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INT

74 BROCHURE 546013396

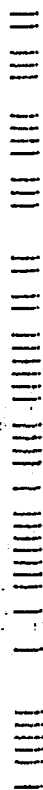
GARTNER

RETURN TO SENDER

TEMPORARILY AWAY

BC: 54601339699







\*\*\* 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 ELSER  
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

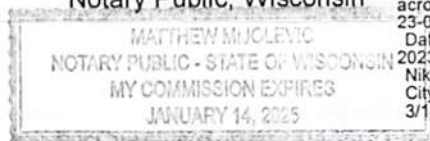
LA CROSS TRIBUNE

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](http://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 WNAXLP



**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. #17-50110-1000

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.  
~~Carol~~

Signature of Objector printed name  
3103 Ward Ave  
La Crosse, 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](mailto:cityclerk@cityoflacrosse.org).  
City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

3/27/2023

(1)

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 & Delores & the <sup>(2)</sup> 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 boy friend 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 <sup>on the driveway or front porch,</sup> when changing shifts, & 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~~ly~~ 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.

In conclusion I believe that the  
dwelling is far too small to house  
2 groups of ~~un~~ <sup>unrelated</sup> ~~unrelated~~ (especially)  
people. The near apartment has  
created problems in the past and  
will create more in the future and  
will open ~~the~~ <sup>the</sup> 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 H. Swan Michelle H. Swan  
Signature of Objector printed name

3024 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.  
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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 Date 3-28-2023



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.

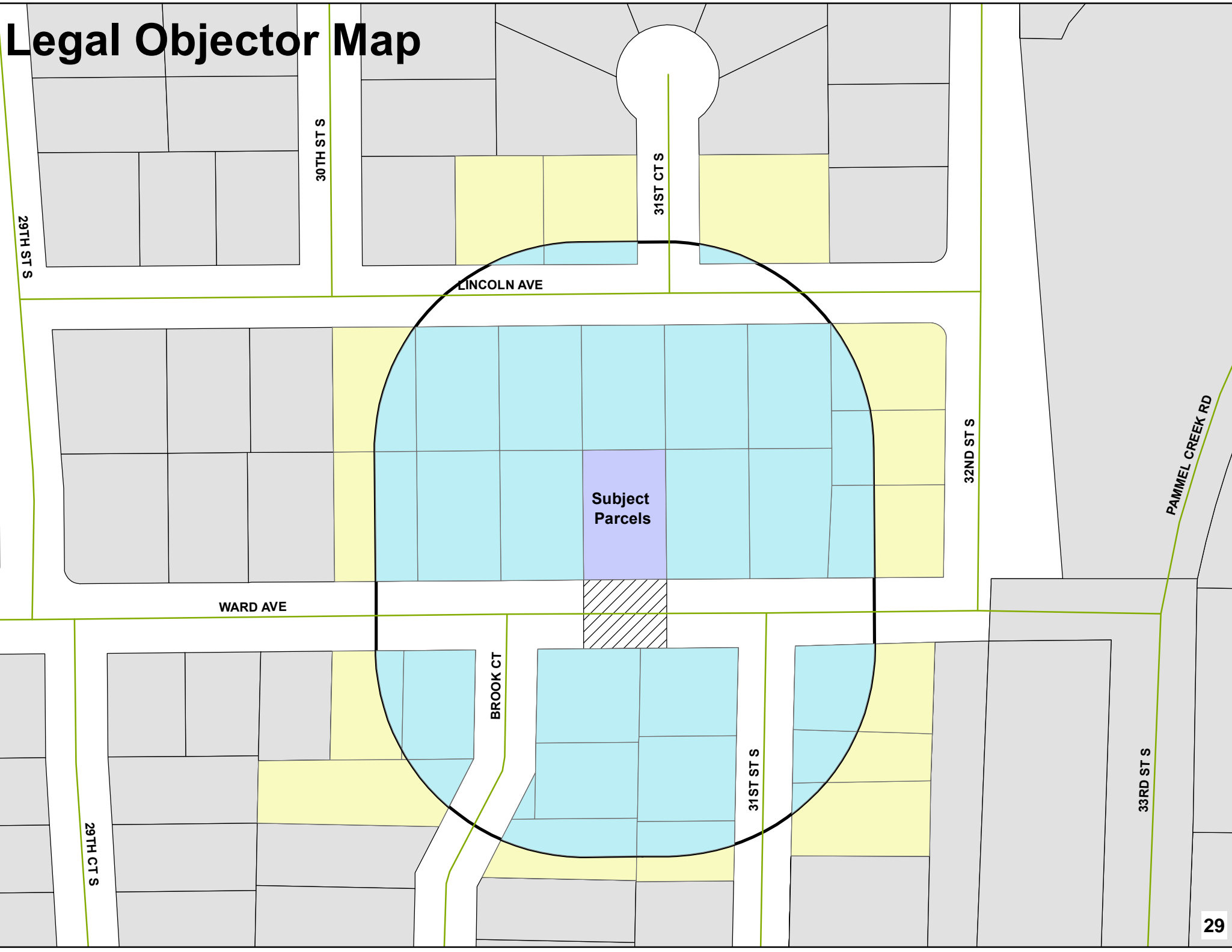
I/We further certify that I am/we are the owner of the following described lands (include address and tax parcel number from the tax bill):

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

80 x 125 ft. Frontage on Lincoln Street



# Legal Objector Map



**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 29<sup>th</sup> St and 32<sup>nd</sup> 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 33<sup>rd</sup> 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.

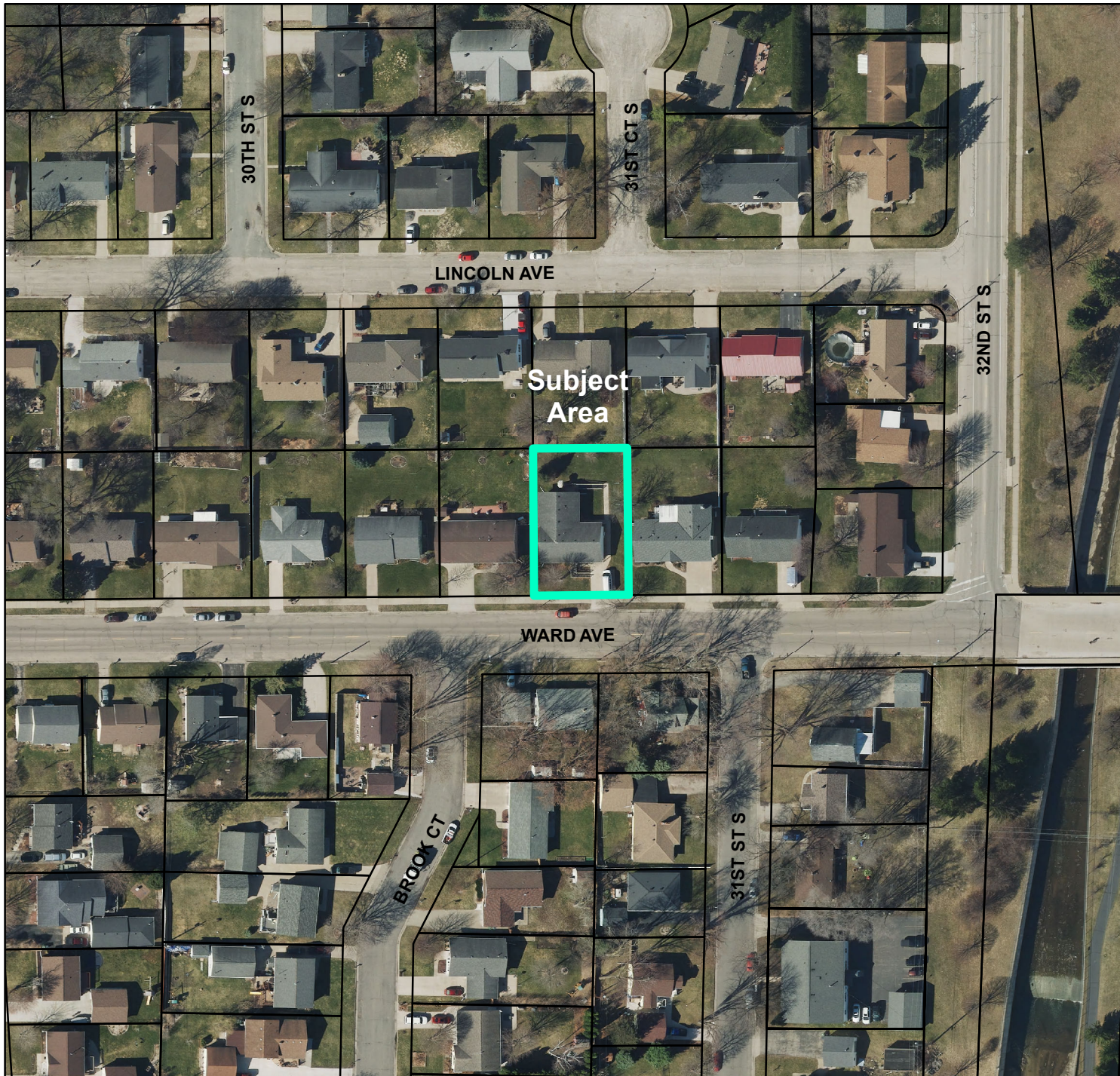
**Staff Recommendation**

**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**





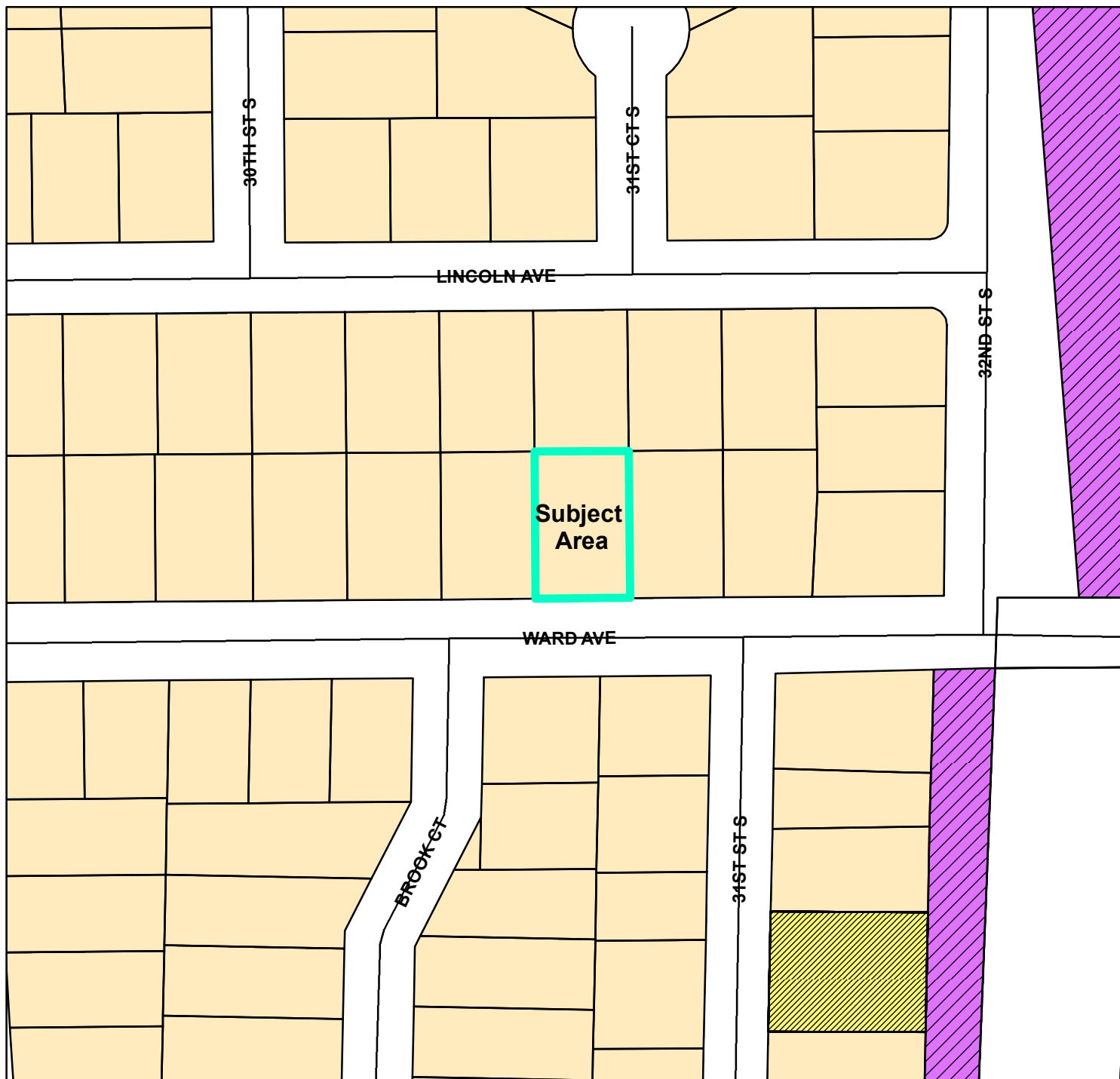
## BASIC ZONING DISTRICTS

	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



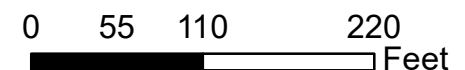
0 55 110 220 Feet





# **BASIC ZONING DISTRICTS**

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
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-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY



**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  
La Crosse, WI 54601

from the 115-110 District to the \_\_\_\_\_ District.

Single Family Dwellings to Duplex -  
multi family Dwelling

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

See attached letter.

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): \_\_\_\_\_

3016 Lincoln Ave  
La Crosse, WI 54601

# 017-05011-090

\_\_\_\_\_ ft. frontage on \_\_\_\_\_ Street

\_\_\_\_\_ ft. frontage on \_\_\_\_\_ Street

David L Craig  
Signature of Objector

David L Craig  
printed name

D Craig  
Signature of Objector

Jacqueline R Craig  
printed name

3016 Lincoln Avenue  
La Crosse, 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.

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City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

City Planning Commission  
City Hall – Council Chamber  
400 La Crosse Street  
La Crosse, WI 54601

Tax key  
# 017-050111-090

RE: Formal Objection to Proposed Ordinance Change

March 28, 2023

This letter is to inform you that we reject to the ordinance to amend Subsection 115-110 which would allow the transfer of certain properties from single family residences to the residence district allowing for an existing dwelling to be used as a duplex in regard to the property located at 3019 Ward Avenue, La Crosse, WI 54601.

We have lived at 3016 Lincoln Avenue since 1999. We purchased our home because it was located in a single family/dwelling neighborhood. Changing the zoning in our neighborhood would change the dynamics of our great neighborhood.

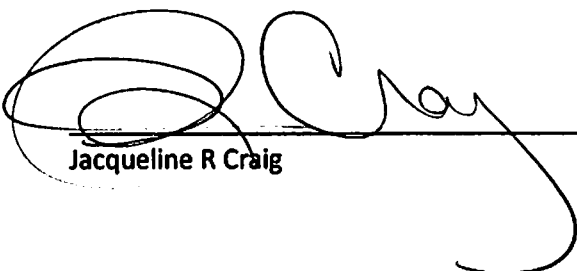
Most of us have lived in the neighborhood for many years and take pride in our homes, living among other neighbors that we have created long time friendships with. We have worked hard our entire life to be able to afford to live in a single-family dwelling neighborhood. Creating duplexes could decrease the value of our home. We would also lose the sense of safety and security that we have always had living in our neighborhood by allowing multi-family dwellings.

We hereby object to the ordinance to amend Subsection 115-110.

Thank you for your time and consideration.

Dave and Jackie Craig – 3016 Lincoln Avenue, La Crosse, WI 54601

  
\_\_\_\_\_  
David L Craig

  
\_\_\_\_\_  
Jacqueline R Craig

100-1020-10 #

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100-1020-10 #

**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, BRITTNI 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	Y	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 29198.58 17.56%

Updated: 4/3/2023





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0258

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**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

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

**The design and plan has been discussed with city planner Tim Acklin, councilwoman Chris Kahlow and neighbors. The design and plan meets long range, comprehensive goals of the city.**

*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 13th day of February, 2023.*

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)  
**608-792-9360 (RILEY)**  
**608-790-5295 (LOKKEN)** 2/13/23  
(telephone) (date)  
**ken@rlrpropertiesoflacrosse.com**  
(email) **jay@rlrpropertiesoflacrosse.com**

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

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

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

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


Review was made on the 28<sup>th</sup> day of February, 2023  
Signed:  Tim Acklin  
Director of Planning & Development

AFFIDAVIT

STATE OF                                 )  
  ) ss  
COUNTY OF                             )

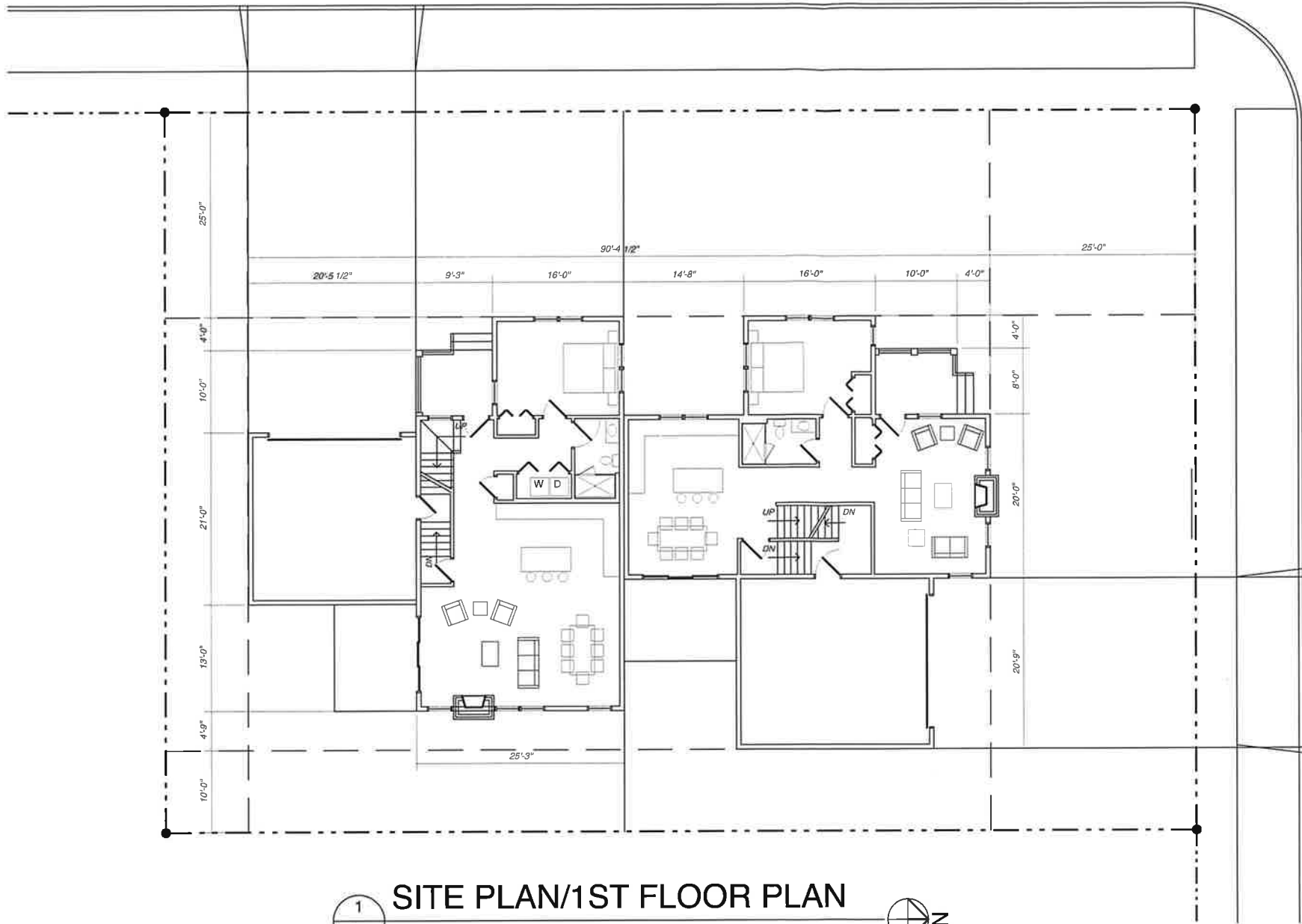
The undersigned, \_\_\_\_\_, being duly sworn  
states:

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\_\_.

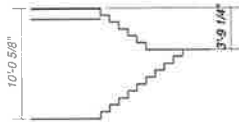
\_\_\_\_\_  
Notary Public  
My Commission expires \_\_\_\_\_.

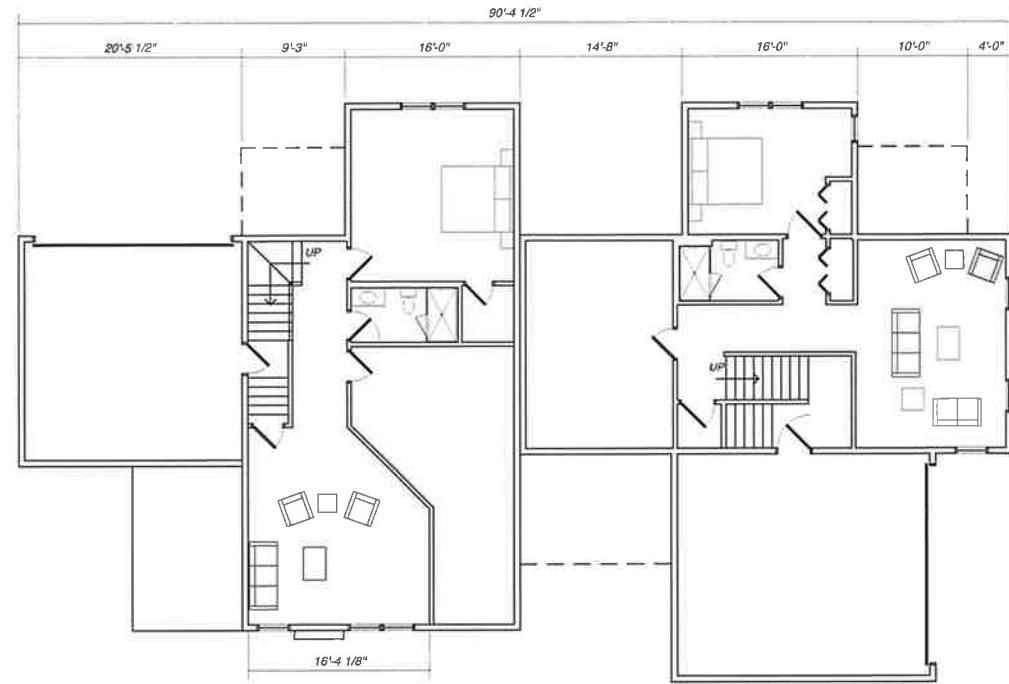


1 SITE PLAN/1ST FLOOR PLAN  
A1 SCALE: 1/8" = 1'-0"



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





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



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



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



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



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

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](http://www.cityoflacrosse.org) (search for File 23-0258).

Dated this 28<sup>th</sup> 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) \_\_\_\_\_  
(Title) \_\_\_\_\_ Principal Clerk

Notary Public, Wisconsin

My Commission expires

Section: Legals

Category: 0002 Minnesota Legals

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

TOTAL AD COST: 137.36

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 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

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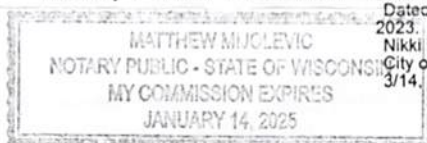
Final action will be determined by the Common Council on Thursday, April 13, 2023, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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](http://www.cityoflacrosse.org) (search for File 23-0258).

Dated, this 28th day of February, 2023.

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



**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





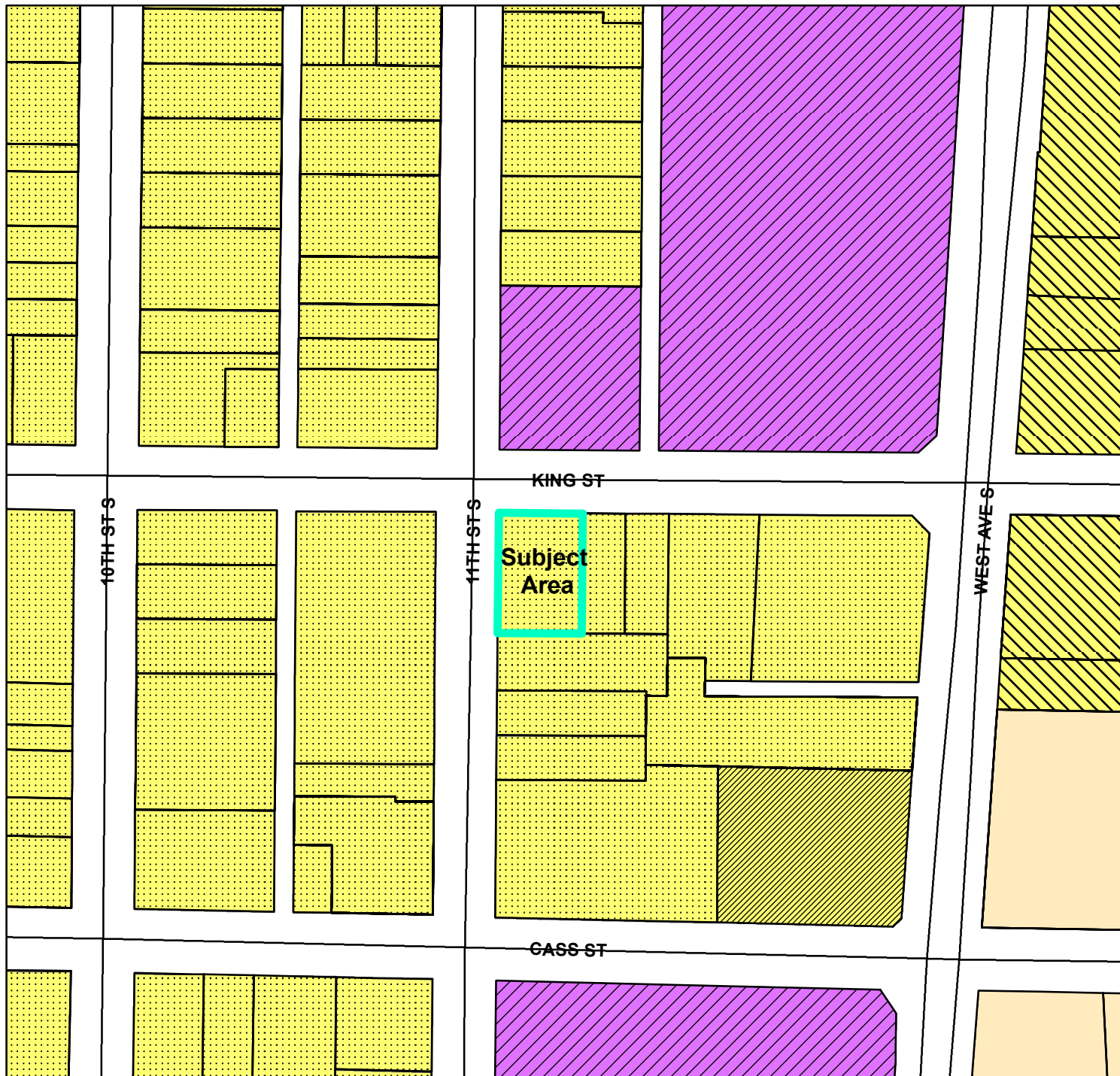
# BASIC ZONING DISTRICTS

	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



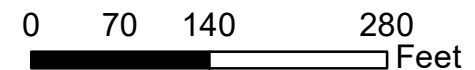
0 70 140 280 Feet





# 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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-  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: 23-0292

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**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 13<sup>th</sup> 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 13<sup>th</sup> Pl S  
La Crosse, WI 54601

Owner of site (name and address):

Holly & Levi Bechtum  
2529 13<sup>th</sup> Pl S  
La Crosse, WI 54601

Address of subject premises:

2529-2531 13<sup>th</sup> 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 122.5

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 3<sup>rd</sup> day of March, 2023

Signed: [Signature]  
Director of Planning & Development

AFFIDAVIT

STATE OF )  
COUNTY OF ) ss  
)

The undersigned, Levi Bachum, 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 2529 13th place South
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

[Signature]  
Property Owner

Subscribed and sworn to before me this 2<sup>nd</sup> day of March, 2023

Barbara E. Lyons  
Notary Public  
My Commission expires 4-7-26



## 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

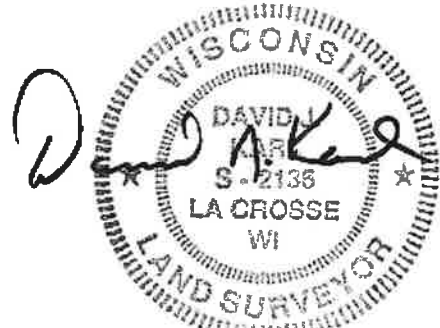
PART OF THE SW 1/4 OF THE SE 1/4, SECTION 8, TOWNSHIP 15 NORTH, RANGE 7 WEST, ALSO DESCRIBED AS LOTS 16 & 17, BLOCK 2 OF THE RECORDED SUBDIVISION DUNNS 2ND ADDITION, CITY OF LA CROSSE, WISCONSIN.

## LEGEND

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

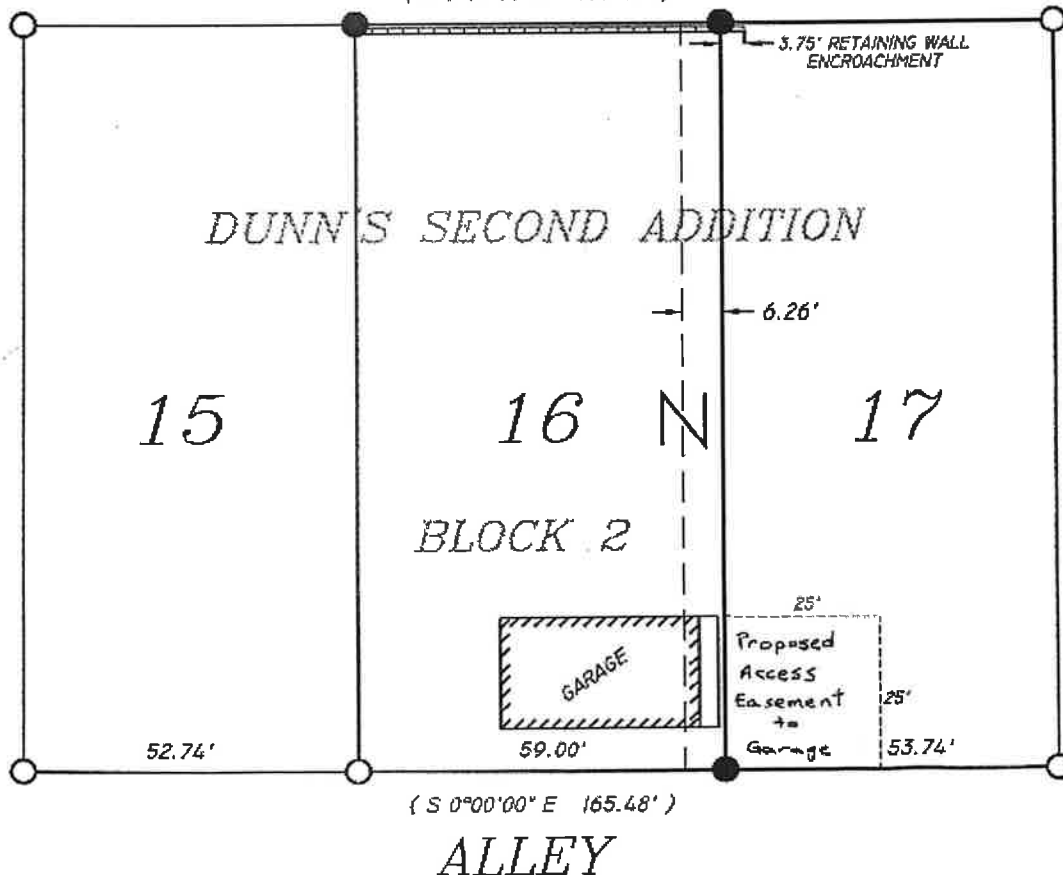
BASIS OF BEARING: WEST LINE OF ALLEY ( ASSUMED NORTH )

0 30' 60'  
SCALE: 1" = 30'



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.

13TH PLACE

(N 0°02'55" E 165.48')

July 31, 1

3.75' RETAINING WALL ENCROACHMENT

12'

18'

6.26'

36'

4.5' To Lot Line

2'

20'

24'

53.74'



59.00'

(S 0°00'00" E 165.48')

ALLEY





17-50051-120

BRENT L  
ANDERSON

ADAM G  
REICHENBACH

LEVID,  
HOLLYK  
BECHTUM

17-50051-111

LEVID,  
HOLLYK  
BECHTUM

17-50051-110

LEVID,  
HOLLYK  
BECHTUM

17-50051-100

DONALD J UEN

CHRISTOPHER  
M DAVIS

LACROSSE  
INVESTMENT  
GROUP LLC

13TH PLACE SOUTH



1 INCH = 20 FEET

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

La Crosse

WI

54601

Address of Above: Street

3425 Mormon Cawlee Rd

City

State

Zip Code

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:

If Demolition include intended use of land after demolition

Kitchen addition, staircase and basement under kitchen

Project Type:

☐ Building ☒ Addition ☐ Sign  
☐ Alteration/Remodel ☐ Demolition

Architect/Engineer Name:

Architect/Engineer Phone:

Level of Alteration (per IEBC):

### PROPERTY INFORMATION

Zoning:

R1

Nbr. Dwling Units:

2

Flood Plain:

☐ Yes ☒ No

Fire Limits:

☐ Yes ☐ No

Archaeological District:

☐ Yes ☒ No

Building Construction Type:

Wood Framed

Occupancy Type:

Residential

### FEE INFORMATION

Copies:

\$

Plan Review:

\$

Permit:

\$

Record Mtce:

\$

Other:

\$

Total:

\$

IT IS HEREBY AGREED between the applicant, as owner, owner's agent or servant, and the City of La Crosse that for and in consideration for the premises 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 in obeying 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)

*[Signature]*

(Sign)

2-7-23

1475483

(Date) (WI Cred/Qual)

Levi Bechtum

Owner:

(Print)

*[Signature]*

(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

Owner:

(Print Name)



(Sign)

2-7-23

(Date)

Owner:

(Print Name)

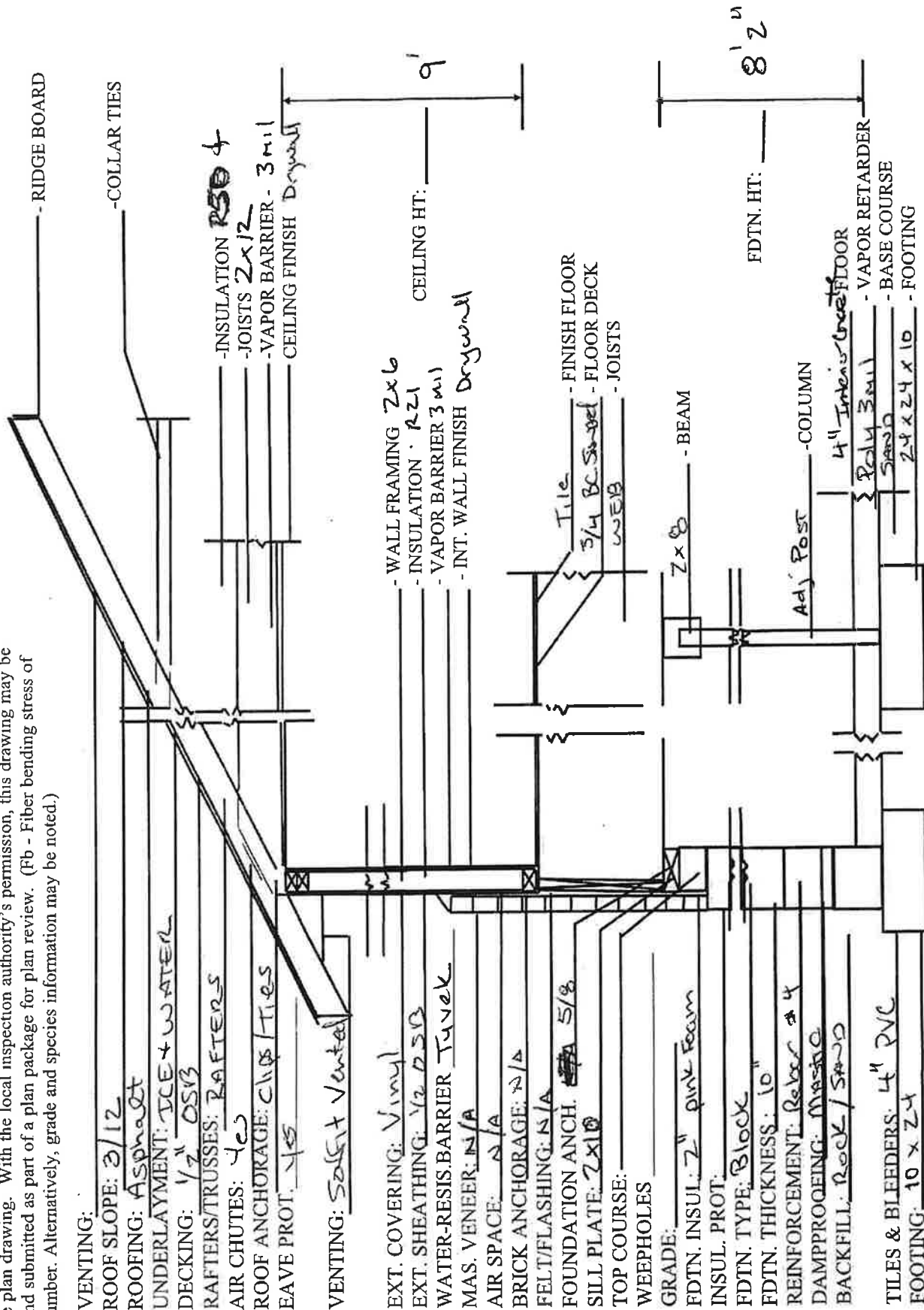
(Sign)

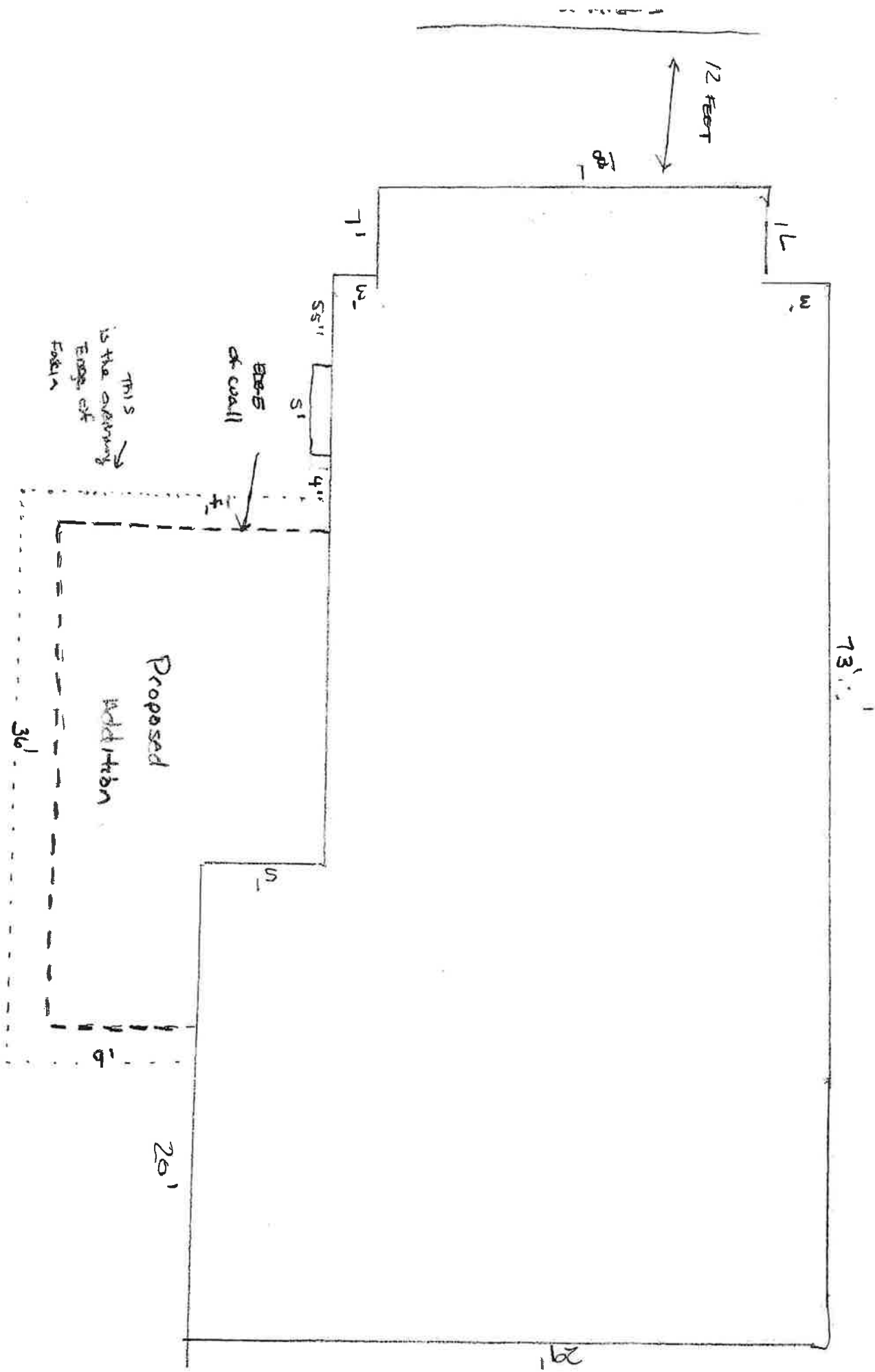
(Date)

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.)





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 J UEN	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 ROBERT E MILES, LORALIE L MILES, PHILLIP L MILES,	2530 13TH PL S	2530 13TH PL S	LA CROSSE WI 54601
17-50050-140	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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**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 13<sup>th</sup> 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](http://www.cityoflacrosse.org) (search for File 23-0292).

Dated this 8<sup>th</sup> 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](mailto:cityclerk@cityoflacrosse.org)  
[www.cityoflacrosse.org](http://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](mailto: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 ELSÉN  
400 LA CROSSE ST  
LA CROSSE WI 54601

ORDER NUMBER 117381

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 11th day of March, 2023

(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: 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:

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 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.

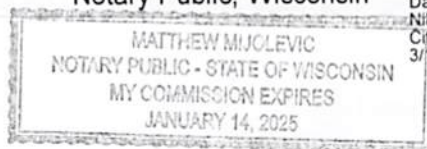
A public hearing before the Judiciary & Administration Committee will be held on Tuesday, April 4, 2023, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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](http://www.cityoflacrosse.org) (search for File 23-0292).

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 13<sup>th</sup> 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.

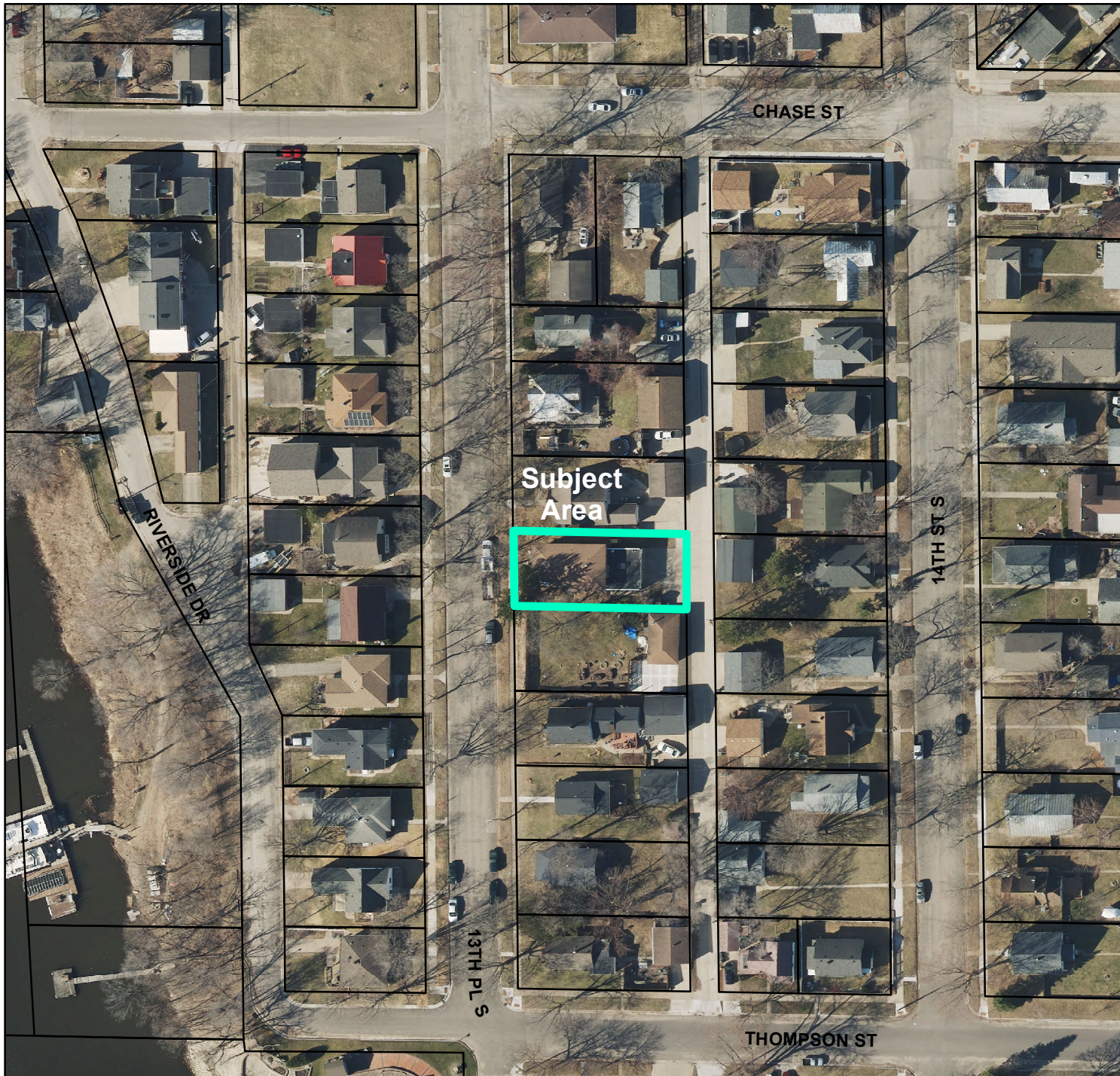
**Staff Recommendation**

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.**

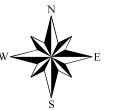
**Routing J&A 4.4.2023**





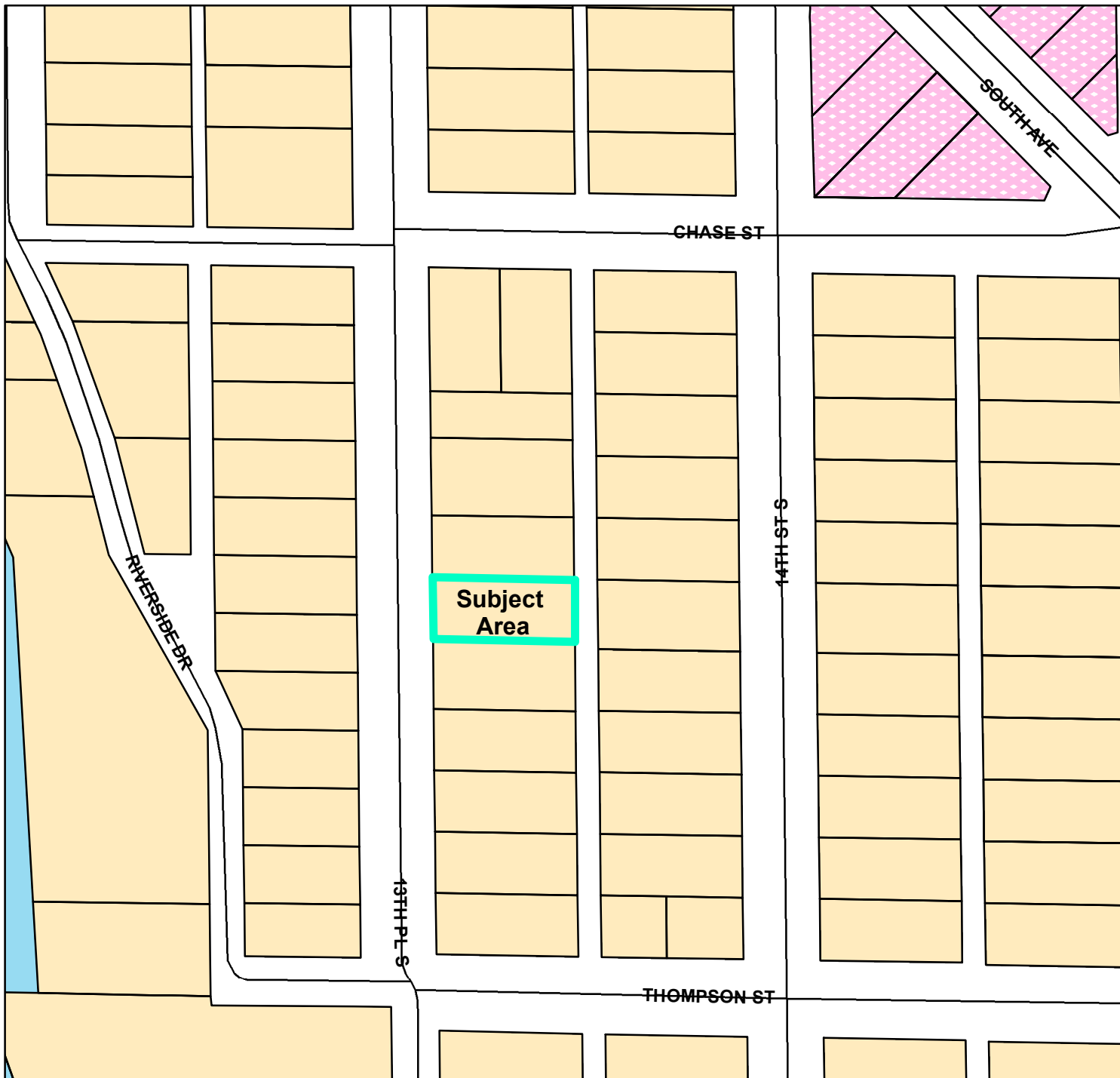
## BASIC ZONING DISTRICTS

	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



0 45 90 180 Feet





## BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
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	R6 - SPECIAL MULTIPLE
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	TND - TRAD NEIGH DEV.
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	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



0 60 120 240 Feet



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

**File Number: 23-0299**

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**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.

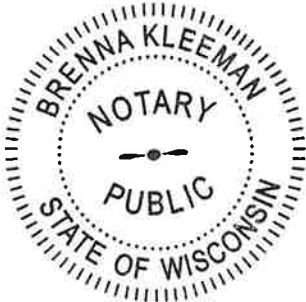
The proposed building will be constructed at, or above, the flood protection elevation.

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 3<sup>rd</sup> 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 Kd  
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 8<sup>th</sup> day of March, 2023.

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

AFFIDAVIT

STATE OF )  
COUNTY OF ) ss  
)

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 3<sup>rd</sup> 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

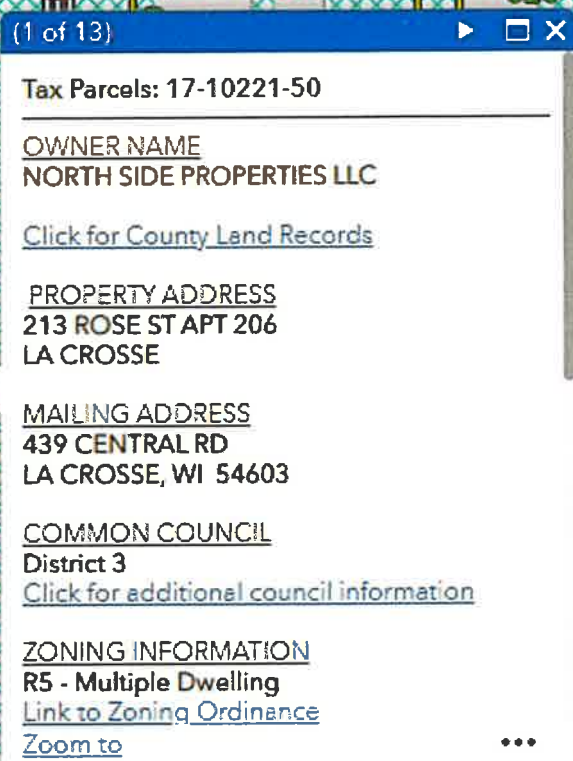
Sincerely,  
James Makepeace, P.E.

Encl

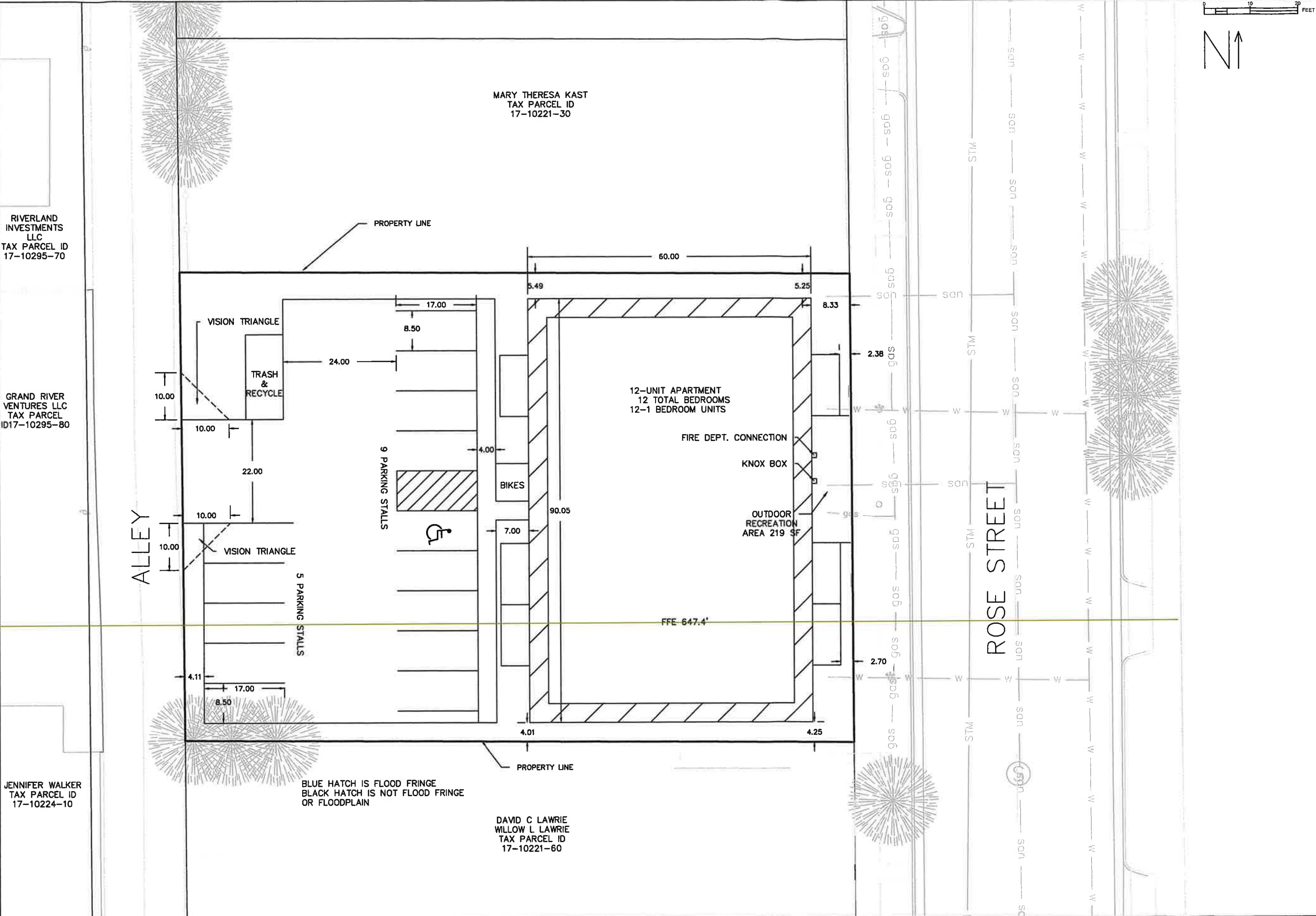












**ZONING INFORMATION**  
CURRENT ZONING: R5  
PROPOSED USE: MULTIPLE DWELLING

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

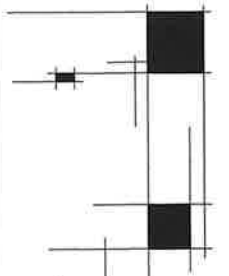
**CONTRACTOR**  
TBD

**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

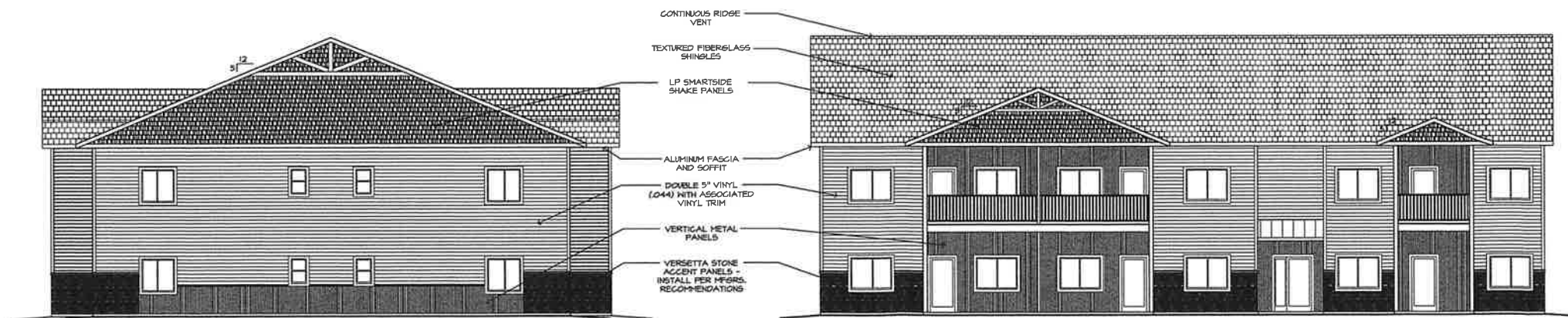
**BENCHMARK**  
TNH



5<sup>th</sup>  
Avenue  
Design

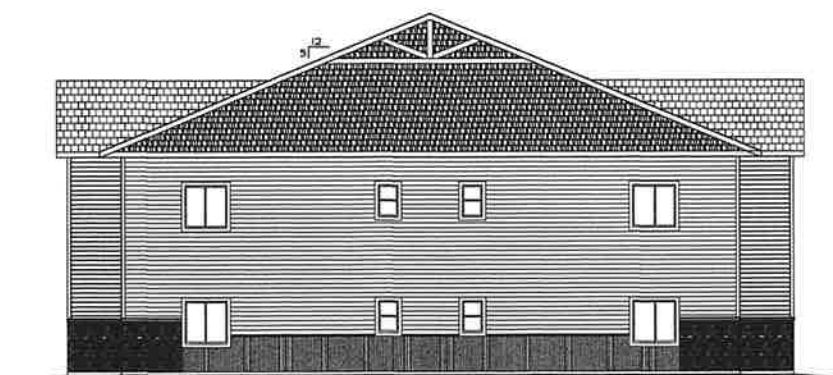
504 5TH AVENUE S.  
LA CROSSE, WI 54601  
TEL 608-784-9083

EXTERIOR ELEVATIONS



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

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



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



2 EAST EXTERIOR ELEVATION  
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](http://www.cityoflacrosse.org) (search for File 23-0299).

Dated this 8<sup>th</sup> 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
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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](mailto:cityclerk@cityoflacrosse.org)  
[www.cityoflacrosse.org](http://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,

Sondra Craig  
Deputy City Clerk  
[craigs@cityoflacrosse.org](mailto: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 ELSÉN  
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 11/21 day of NOV 21, 2023

(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: 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:

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.

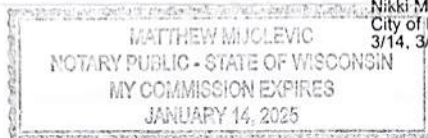
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Final action will be determined by the Common Council on Thursday, April 13, 2023, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

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](http://www.cityoflacrosse.org) (search for File 23-0299).

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



**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.*

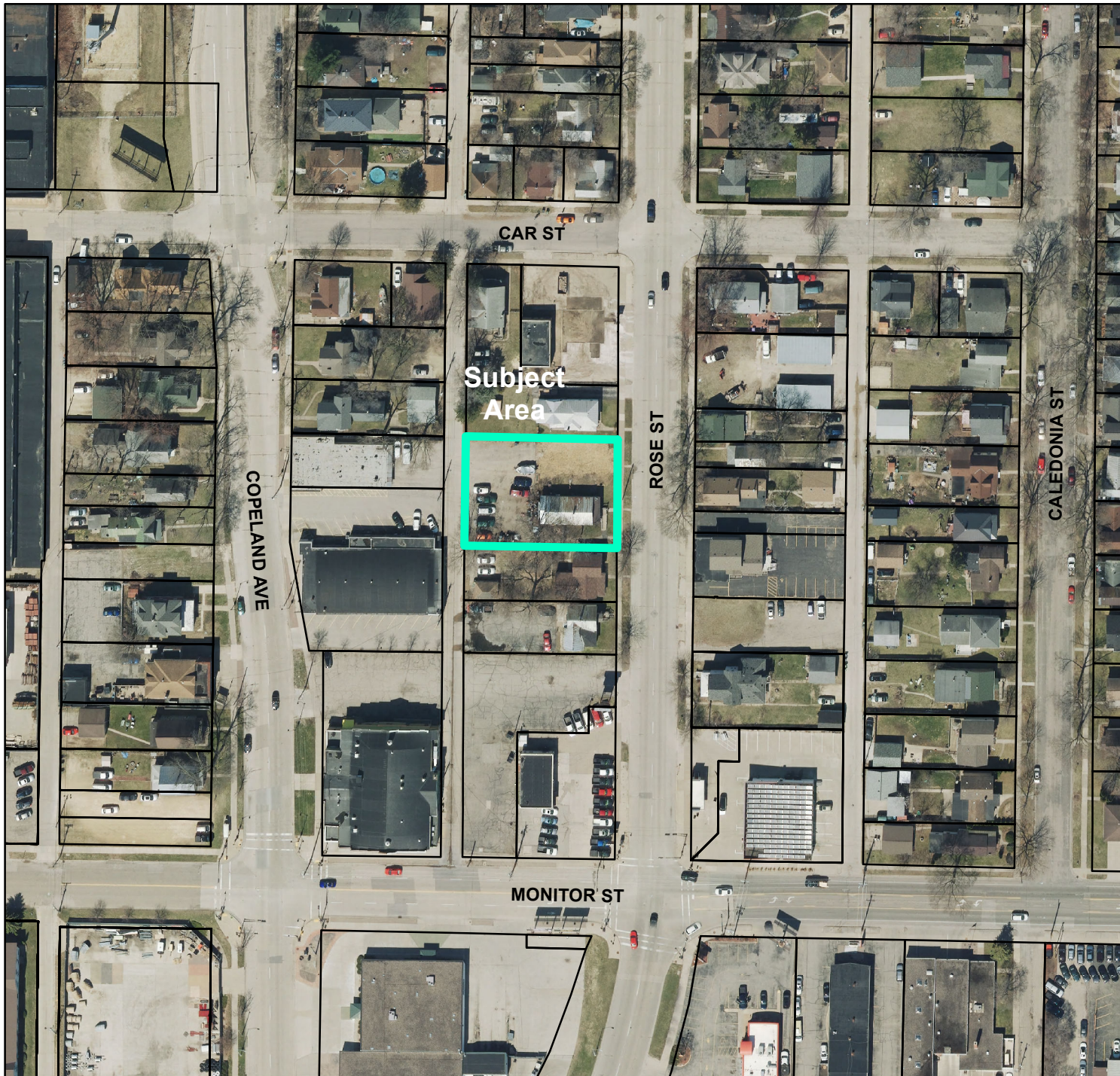
Community Risk Management staff indicated that, due to this being a State requirement, it is not a waiver request that can be approved by the Common Council through this rezoning request and must be reviewed by the Board of Zoning Appeals.

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**





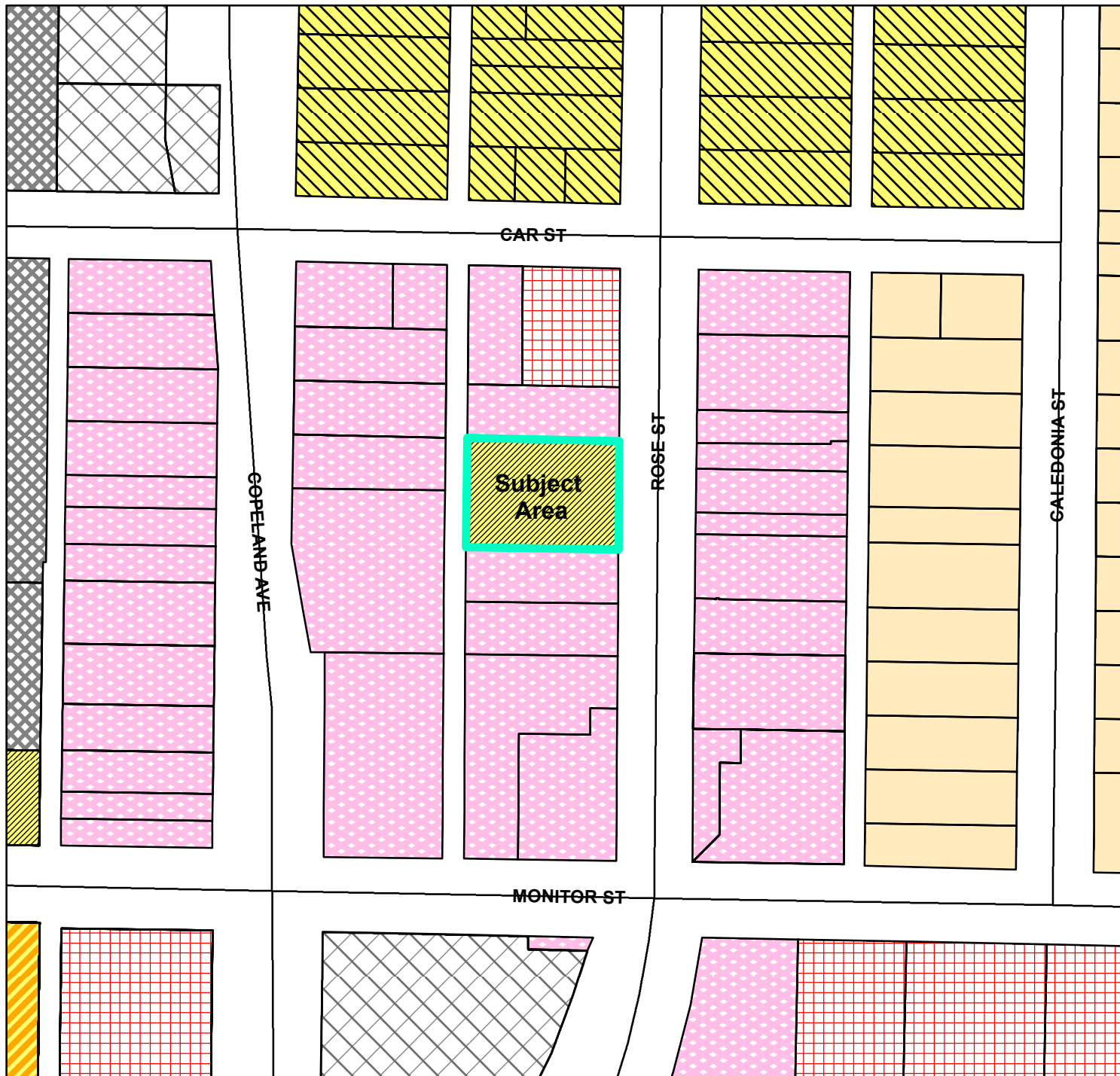
## BASIC ZONING DISTRICTS

	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



0 62.5 125 250 Feet





## BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
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-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY



0 62.5 125 250 Feet

**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): Address 213 Rose St

& 207 Rose St Tax parcel number 17-10221-50

from the Cesters Addition District to the Lots 3 & 4 Block 1 District.

I/We object for the following reason(s): Whatever you zone it that many units  
is too many. The original neighborhood had homes not apts.  
Twelve units equals too many people. Too many vehicles, too much  
noise. No one wants all that. It should be two homes on a  
duplex. That would be appropriate for the neighborhood. Zone it  
for single homes not multiple units. No one wants that  
many units & that many people in these lots.

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): 215 Rose St LaCrosse Wisc

Tax parcel number 17-10221-30

50 x 142.5 ft. frontage on 215 Rose St Street Cester Addition  
Lot 2  
ft. frontage on \_\_\_\_\_ Street

Mary T Kost Mary T Kost  
Signature of Objector printed name

\_\_\_\_\_  
Signature of Objector printed name

215 Rose St  
La Crosse Wisc 54603  
\_\_\_\_\_  
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](mailto:cityclerk@cityoflacrosse.org).  
City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

April, 2023

We the below signed home owners say no to rezoning the neighborhood. We do not want multi dwelling in our neighborhood. Our neighborhood was only single family homes and it was nice. A nine or twelve unit so too many people + too many vehicles in the too lots. It would cause a lot of noise + problems. We could consider a duplex there when you said rezoning would bring our neighbors back to the way it was, that was not true. Our neighborhood was single family homes all the time & be honest into the home owners. We are all tax payers and what we want should matter. Rezoning these lots will probably cause flooding + damage to the existing homes near these higher lots

Name Douglas Schmidt + TP Schmidt  
Address 229 Rose St  
Phone # Lacrosse WI 54603  
608 458 2424

Name DUKE OERTEL  
Address 230 ROSE  
LACROSSE WI 54603  
Phone # 608 317-2533

Name Seth Martin  
Address 1415 Rose St. Lacrosse  
WI 54603  
Phone # 1 1

Name M-T Holdings LLC  
Address 169 Rose  
54603

Name Nancy Thompson  
Address 2125 Rose St  
Phone # Lacrosse, WI 54603

Name Melvin Stettin  
Phone # (608) 769-0175  
216 Rose St.

Name Mary Kast  
Address 215 Rose St  
Phone # Lacrosse, WI  
7846264

Name David Larson  
Address 205 Rose St  
Lacrosse WI

Name Willard Lounie  
Address 205 ROSE  
LACROSSE, WI



**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): Tax Parcel # 17-10231-50  
Coster's Addition Lots 3 & 4 Block 1

from the Multi Dwelling District to the Traditional Neighborhood District.

I/We object for the following reason(s): We want single homes like it  
was not multi dwelling. Too many people and cars in  
that space. I never would have bought my home in this  
area had I ever thought they would put any multi dwelling  
near my home. It will look very out of place in that  
location. Razing that property up that high will most likely  
cause flooding in our neighborhood. Property values will go  
down due to no one wanting to live near a multi dwelling property

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): 230 Rose St LaCrosse, WI 54603

8,278 ft. frontage on 230 Rose St Street  
ft. frontage on Rose Street



Duke Oertel  
Signature of Objector

Duke Oertel  
printed name

\_\_\_\_\_  
Signature of Objector

\_\_\_\_\_  
printed name

\_\_\_\_\_  
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](mailto:cityclerk@cityoflacrosse.org).  
City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

213 Rose Street Legal Objector Table

TaxParcelN	OwnerName	CompleteAd	City	State	ZipCode	PROPADDCOM	Shape_Area	Area_SQ_FT	Object	Sqft
17-10050-120	DUKE OERTEL	230 ROSE ST	LA CROSSE	WI	54603-3065	230 ROSE ST	8399.634013	8235.19	Y	8235.19
17-10050-140	TINA MARIE TRUEBLOOD	620 CAR ST	LA CROSSE	WI	54603	620 CAR ST	3844.88039	139.21		
17-10051-10	DANIEL E KUNDY	230 COPELAND AVE	LA CROSSE	WI	54603-3037	230 COPELAND AVE	5410.03158	5215.42		
17-10051-20	KEEGAN M KUEHL	510 CAR ST	LA CROSSE	WI	54603-3036	510 CAR ST	2999.913755	2999.91		
17-10221-30	MARY THERESA KAST	215 ROSE ST	LA CROSSE	WI	54603-3071	215 ROSE ST	7023.449946	7023.45	Y	7023.45
17-10221-60	DAVID C LAWRIE, WILLOW L LAWRIE	205 ROSE ST	LA CROSSE	WI	54603	205 ROSE ST	7091.274032	7091.27	Y	7091.27
17-10221-70	CASEY L PETERSON	225 CALEDONIA ST	LA CROSSE	WI	54603-3061	225 CALEDONIA ST	6999.815371	1240.28		
17-10221-80	THOMAS R HAMPTON	221 CALEDONIA ST	LA CROSSE	WI	54603	221 CALEDONIA ST	6999.842561	1894.13		
17-10221-90	ERIN R WALTERS	217 CALEDONIA ST	LA CROSSE	WI	54603	217 CALEDONIA ST	7979.812801	2280.42		
17-10221-100	ANDREA ARENZ	211 CALEDONIA ST	LA CROSSE	WI	54603-3061	211 CALEDONIA ST	4619.92378	1320.90		
17-10221-110	NANCY SWANSON, SCOTT SWANSON	S3782 HIGHWAY 35	GENOA	WI	54632	205 CALEDONIA ST	8399.857757	2278.38		
17-10221-120	PATRICIA A SKILES	203 CALEDONIA ST	LA CROSSE	WI	54603	203 CALEDONIA ST	6999.796636	1192.60		
17-10221-130	MERCEDES L SPRAIN	163 CALEDONIA ST	LA CROSSE	WI	54603	163 CALEDONIA ST	6999.86048	112.28		
17-10222-20	OTHMAN BIN AFFIN MOSQUE	206 ROSE ST	LA CROSSE	WI	54603	206 ROSE ST	2799.679257	2799.68		
17-10222-30	TRACY THOMPSON	212 ROSE ST	LA CROSSE	WI	54603-3065	212 ROSE ST	5669.722692	5669.72	Y	5669.72
17-10222-40	ANTHONY M STEELE, MELISSA S STEELE	216 ROSE ST	LA CROSSE	WI	54603	216 ROSE ST	4151.828999	4151.83	Y	2075.91
17-10222-50	ROB HENDERSON	1519 9TH ST S	LA CROSSE	WI	54601-5444	214 ROSE ST	3477.910957	3477.91		
17-10222-60	JAE MINI STORAGE LLC	901 ROSE ST	LA CROSSE	WI	54603	222 ROSE ST	9799.528599	9799.53		
17-10224-10	JENNIFER WALKER	955 OAK AVE N	ONALASKA	WI	54650	208 COPELAND AVE	20442.80466	20442.80		
17-10224-20	YAN PAN	215 COPELAND AVE	LA CROSSE	WI	54603	206 COPELAND AVE	20815.57724	9875.70		
17-10224-30	M&T HOLDINGS LLC	N8825 FAWN MEADOW LN	HOLMEN	WI	54636	169 ROSE ST	6853.231785	6853.23	Y	6853.23
17-10224-40	YAN PAN	215 COPELAND AVE	LA CROSSE	WI	54603	206 COPELAND AVE	15504.13782	11079.52		
17-10224-50	MARK N NEADER, MICHELLE M NEADER	N8825 FAWN MEADOW LN	HOLMEN	WI	54636	145 ROSE ST	11199.43259	3183.95		
17-10295-20	OTHMAN BIN AFFIN MOSQUE	206 ROSE ST	LA CROSSE	WI	54603	206 ROSE ST	8384.176097	8384.18		
17-10295-30	JUNE R CALL	601 HUFF ST	WINONA	MN	55987	168 ROSE ST	7014.85428	7014.85		
17-10295-40	BUCHNER PROPERTIES #2 LLC	2704 7TH ST S	LA CROSSE	WI	54601	164 ROSE ST	9805.822754	9469.17		
17-10295-60	GOEHNER INVESTMENTS LLC	1516 NAKOMIS AVE	LA CROSSE	WI	54603	226 COPELAND AVE	7023.89661	7023.90		
17-10295-70	KEITH WILLIAM KAUFMANN	220 COPELAND AVE	LA CROSSE	WI	54603-3037	220 COPELAND AVE	7038.210429	7038.21		
17-10295-80	GRAND RIVER VENTURES LLC	W4524 KINNEY COULEE RD N	ONALASKA	WI	54650	214 COPELAND AVE	6969.883213	6969.88		
17-10295-51	KEVIN A FISK TRUST	146 ROSE ST	LA CROSSE	WI	54603	148 ROSE ST	3351.256691	1403.92		
17-10295-52	KEVIN A FISK TRUST	146 ROSE ST	LA CROSSE	WI	54603	146 ROSE ST	13885.04611	1110.48		
17-10051-30	JOSEPH M PIETREK	201 3RD AVE E	HOLMEN	WI	54636	518 CAR ST	5509.394575	5509.39		
17-10051-40	COULEE AUTO PROPERTIES LLC	1612 NAKOMIS AVE	LA CROSSE	WI	54603	229 ROSE ST	9910.798666	9910.80	Y	9910.80

182192.14

46859.58

25.72%

1/2 Only Melissa

Not the right name

Updated: 4/4/2023

March 29, 2023

Will once again the city wants to rezone our neighborhood? You sent out a letter asking our opinion like we really have a say in the matter. Your city council knows full well and good it doesn't matter what ~~any~~ <sup>any</sup> property owners want. When this matter came up a few years ago we were told by your council members that if we got 85% of the home owners to sign a petition that it would not be able to be an apt. complex. All home owners signed it. At the open meeting even the mayor said he thought it was a bad idea. Our petition didn't mean crap as they all up a sudden said it went through. Did someone pay someone off. Makes one wonder. Coming to a meeting means nothing when we only hear lies.

The letter as home owners got said it needs to be rezoned so it can go back to an original neighborhood. Opposes me one neighborhood was all family homes not 12 unit apt's. For one thing there is not enough room for 12 units in that little space. Not enough for 24 or more people. Not enough room for all the vehicles. The noise would be bad also. Would you or any council member want this next door to them. Use people on Top Payers & we feel it would be a better fit for our neighborhood to have two single homes or a duplex in those lots. The mayor should run the city not the city council.

The present owner of those lots doesn't even clean them up. Last summer there was trash all over & it was never picked up. No one makes him clean up so why would we think this would be good for the neighborhood. He wouldn't care what it looked like, he is only in it for the money. Please don't let a multi unit dump come to our neighborhood. Thank you Mary Kest See Back - 97



They might want to check Height Regulations. It cannot be build  
out to front of lot as it would block lower homes air & light.  
That high of a building would wreck the character of the  
neighborhood as the existing homes would be much lower lower.  
They might want to check into the Height Regulations.



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

**File Number: 23-0300**

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**Agenda Date:** 4/4/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Application



# City of La Crosse, Wisconsin

## APPLICATION FOR EXPANSION OF ALCOHOL BEVERAGE LICENSE AND STREET PRIVILEGE PERMIT

 Fee: \$ 250-

\*Must be filed in conjunction with a Special Event Application.

The undersigned licensee requests permission to expand the following license(s) onto public property for the purpose set forth below. Check all license that apply.

- ☒ Combination "Class B" Beer & Liquor  
☐ Class "B" Beer  
☐ "Class C" Wine

BUSINESS INFORMATION			
Legal/Real Name:		Trade Name:	
A+S Foster, LLC		Bottoms Up	
Address:			
500 Copeland Ave.			
Phone Number:		Name of Agent (If Corporation/LLC):	
608-782-6008		Shannan Foster	
EXPANSION INFORMATION			
Date of Expansion - must be between Memorial Day and Labor Day:			
Sat. June 10 <sup>th</sup> 2023			
Time of Expansion - when alcohol will be sold, possessed or consumed in the public way:			
Start 11 Am		End 10 pm	
Describe Area of Expansion - Where Alcohol Will be Present:			
500 Copeland Ave			
Reason for Expansion:			
Block party			
PERSON IN CHARGE			
Name:	First	Middle	Last
	Shannan	Gail	Foster
Address:	Street	City	State Zip Code
	817 Liberty St.	LaCrosse	WI 54603
Phone Number:			
608-317 0495			

I have obtained written consent of at least two-thirds (2/3rds) of the abutting and adjacent property owners in support of this request for expansion and those signatures are attached hereto.

The above hereby makes application to expand its alcohol beverage license into a public way as described. I further state that I have received a copy of the Conditions for a Street Privilege Permit permitting the sale, possession and consumption of alcohol on a City street and agree to abide by the same and with all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages, fencing and adherence to noise levels.

Signature of Applicant

Date

We, the undersigned, represent at least two-thirds (2/3rds) of the abutting and adjacent property owners who are affected by the Application for Expansion of Alcohol Beverage License and Street Privilege Permit requested by Bottoms UP. We further state that we support the event to be held on SAT June 10th

NAME (Print) MILES WILKINS ADDRESS 524 Copeland  
SIGNATURE Miles Wilkins DATE 2/20/2022

NAME (Print) Tanya Rusky ADDRESS 415 Island St.  
SIGNATURE Tanya M. Rusky DATE 2/24/23

NAME (Print) Matt Johnson ADDRESS 416 Island St  
SIGNATURE Matt Johnson DATE 2/24/23

NAME (Print) YVONNE GUZMAN ADDRESS 510 COPELAND AVE  
SIGNATURE Yvonne Guzman DATE 2-28-23

NAME (Print) \_\_\_\_\_ ADDRESS \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME (Print) \_\_\_\_\_ ADDRESS \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME (Print) \_\_\_\_\_ ADDRESS \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME (Print) \_\_\_\_\_ ADDRESS \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

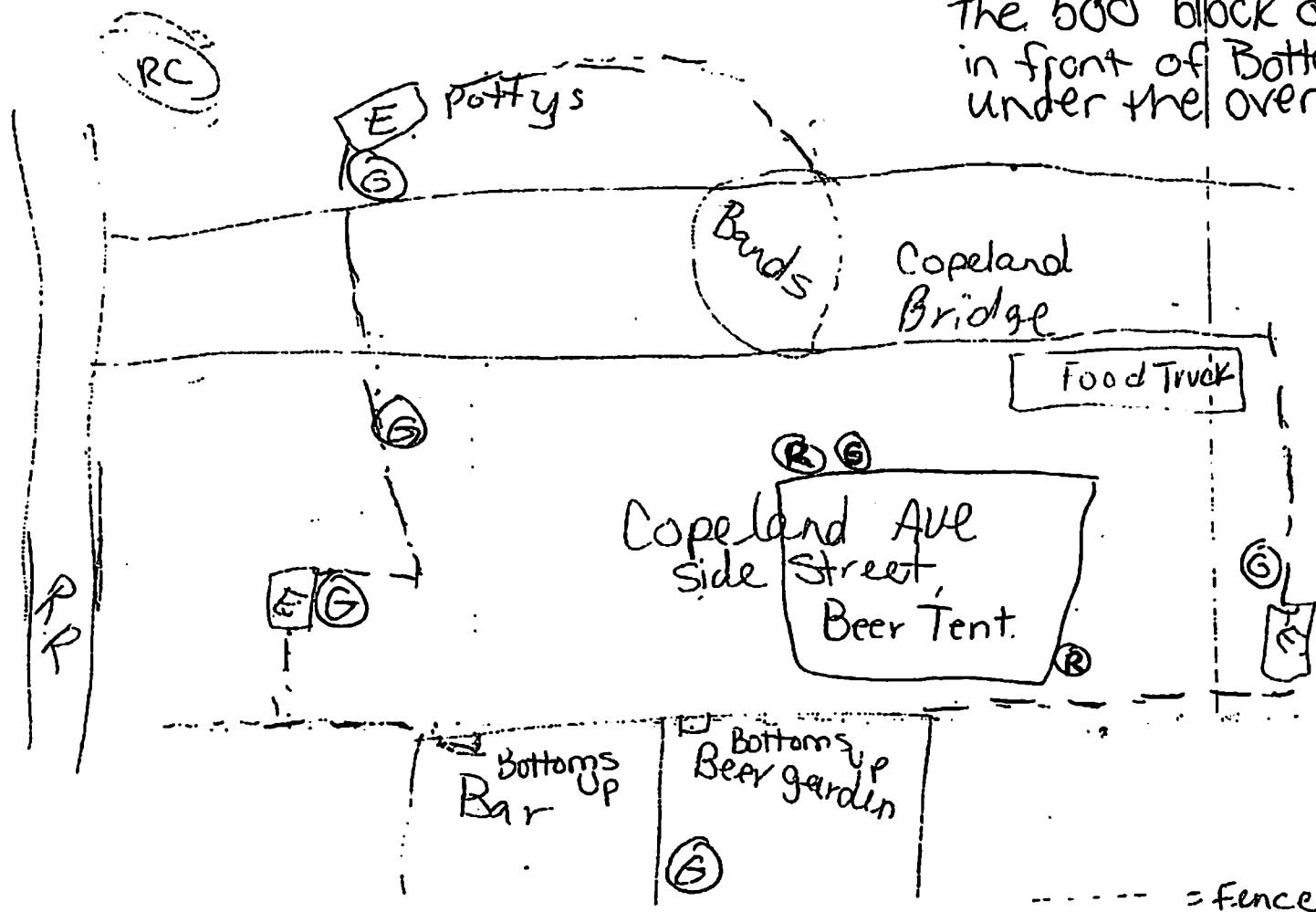
NAME (Print) \_\_\_\_\_ ADDRESS \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME (Print) \_\_\_\_\_ ADDRESS \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

- 1/2 block of Copeland Ave abutting and adjacent to 500 Copeland Ave extending under Copeland bridge.

sales/service description

The 500 block of Copeland Ave in front of Bottoms Up and under the overpass.



E = exit  
G = garbage  
R = recycling

\* they also manually separate trash & recycling



## **CITY CLERK'S OFFICE**

400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-7510  
[cityclerk@cityoflacrosse.org](mailto:cityclerk@cityoflacrosse.org)  
[www.cityoflacrosse.org](http://www.cityoflacrosse.org)

March 9, 2023

SHANNON FOSTER  
A & S FOSTER LLC  
500 COPELAND AVE  
LA CROSSE WI 54603

Dear Shannon,

Our office is in receipt of the application for Expansion of Alcohol Beverage license for A & S Foster LLC for a special event on June 10, 2023 at 500 Copeland Ave.

Said application will be considered at the following meetings:

**Judiciary & Administration Committee**

**Tues., April 4, 6:00 p.m.**  
**Southside Neighborhood Center, 1300 6<sup>th</sup> St S**

**Common Council**

**Thurs., April 13, 2023, 6:00 p.m.**  
**Southside Neighborhood Center, 1300 6<sup>th</sup> St S**

*Note: The Special Event application that was also submitted does not require Council approval; it is routed internally for approval by the affected departments.*

We recommend someone attend the 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, though, you are welcome to attend.

Attendance is allowed either in person or virtually. If you wish to attend virtually, please email me for the link to participate. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig  
Deputy Clerk  
[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)  
608-789-7549





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0301

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**Agenda Date:** 4/4/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Request

**Agenda Number:**

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LA CROSSE, WI

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EST. 2021

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HATCHERY, LLC  
*In Riverside Park*

Marty Walleser, Tiffany Smith - Hatchery, LLC  
Entrepreneurs & Lovers of all things La Crosse  
325 Pearl Street | La Crosse, WI 54601



March 7th, 2023

Honorable Mayor and Members of the Common Council,

We, Marty Walleser & Tiffany Smith, are respectfully requesting permission to apply for a "Class B" Beer & Liquor License for Hatchery, LLC located at 410 E Veterans Memorial Drive, La Crosse, WI 54601. Hatchery, LLC will provide a quaint boutique events venue with restored interiors, vintage fixtures, and luxe furnishings that were purposefully curated and designed to maintain the historical charm and integrity of the building. In addition to the building itself, we would serve on a garden patio inspired by old world European sister city International garden patios. We would like to obtain a "Class B" Liquor license so our guests & park visitors can enjoy social beverages in an outdoor community gathering space. We are looking to hire 20 full and part employees. Based on demand for the space, we foresee operating 8-12 hours on days of operation which will be based on demand, and would close by or before park hours of 11pm.

As we near completion, we believe it's time to start planning for the future operations and that begins with a "Class B" so we can prepare and plan accordingly.

The success of Hatchery, LLC is beneficial for La Crosse & surrounding area residents, as well as those visiting our great city, whether that is by car, plane, bus, train, foot, bicycle or now... boat!

Thank you for your consideration.

*Marty!* *Tiffany Smith*



## **CITY CLERK'S OFFICE**

400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-7510  
[cityclerk@cityoflacrosse.org](mailto:cityclerk@cityoflacrosse.org)  
[www.cityoflacrosse.org](http://www.cityoflacrosse.org)

March 9, 2023

HATCHERY, LLC  
325 PEARL ST  
LA CROSSE WI 54601

Dear Marty & Tiffany,

Our office is in receipt of your request to apply for a Combination "Class B" Beer & Liquor license at 410 E Veterans Memorial Drive.

Said request will be considered at the following meetings:

**Judiciary & Administration Committee**

**Tues., April 4, 2023 at 6:00 p.m.**

**Council Chambers of City Hall, 400 La Crosse St.**

**Common Council**

**Thurs., April 13, 2023 at 6:00 p.m.**

**Council Chambers of City Hall, 400 La Crosse St.**

We recommend someone attend the 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 virtually. If you wish to attend virtually, please email me for the link to participate. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig  
Deputy Clerk  
[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)  
608-789-7549



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0304

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**Agenda Date:** 4/4/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Resolution

Resolution authorizing the La Crosse Police Department to continue participation in the Wisconsin Emergency Management Law Enforcement Support Office (LESO) Program.

## RESOLUTION

WHEREAS, the La Crosse Police Department has been a participant in the Wisconsin Emergency Management Law Enforcement Support Office (LESO) Program for over ten (10) years; and

WHEREAS, the Police Department has existing inventory of items acquired at that time; and

WHEREAS, the LESO Program recently updated the requirements for participation to include:

- Agencies with existing inventory must maintain participation in the LESO program; and
- Agencies must receive annual approval from their City Council to continue being participants of the LESO Program; and
- Agencies must obtain approval by the City Council if an agency is requesting future items from the LESO; and

WHEREAS, the La Crosse Police Department is not requesting items from LESO, but due to existing inventory, would like approval to maintain participation in the LESO Program.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby authorizes the La Crosse Police Department to maintain participation in the Wisconsin Emergency Management Law Enforcement Support Office (LESO) Program.

BE IT FURTHER RESOLVED that the La Crosse Police Department will request authorization annually and notify the City Council of any intention to request items from LESO and obtain pre-approval.

BE IT FURTHER RESOLVED that the Police Chief and City Clerk are hereby authorized to execute all documents in connection with the same.





# ***CITY OF LA CROSSE***

**400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-CITY  
[www.cityoflacrosse.org](http://www.cityoflacrosse.org)**

## LEGISLATION STAFF REPORT FOR COUNCIL

File ID                      Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0309

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**Agenda Date:** 4/4/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Resolution

Resolution creating Ward 29.

## RESOLUTION

WHEREAS, Section 5.15(6)(a), Wis. Stats., provides that no ward line may cross the boundaries of a congressional, assembly or supervisory district; and

WHEREAS, a City-owned property located at 3503 Lakeshore Drive was annexed from the Town of Campbell and crosses supervisory district boundaries; and

WHEREAS, Section 5.40(3)(a), Wis. Stats. provides that the municipality may elect to utilize paper ballots instead of voting machines, so long as the number of electors residing in the territory does not exceed 100.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that this Council's previous resolution adopted October 14, 2021, be and the same is hereby amended to provide for the creation of Ward 29 for the property located at 3503 Lakeshore Drive which is included in the First Aldermanic District, depicted on Exhibit A.

BE IT FURTHER RESOLVED that except as otherwise amended, the aforesaid Council resolution establishing various wards within the City of La Crosse be and the same is in full force and effect.

BE IT FURTHER RESOLVED that the following ward shall be assigned to the following polling place for the City of La Crosse to facilitate using a common polling place:

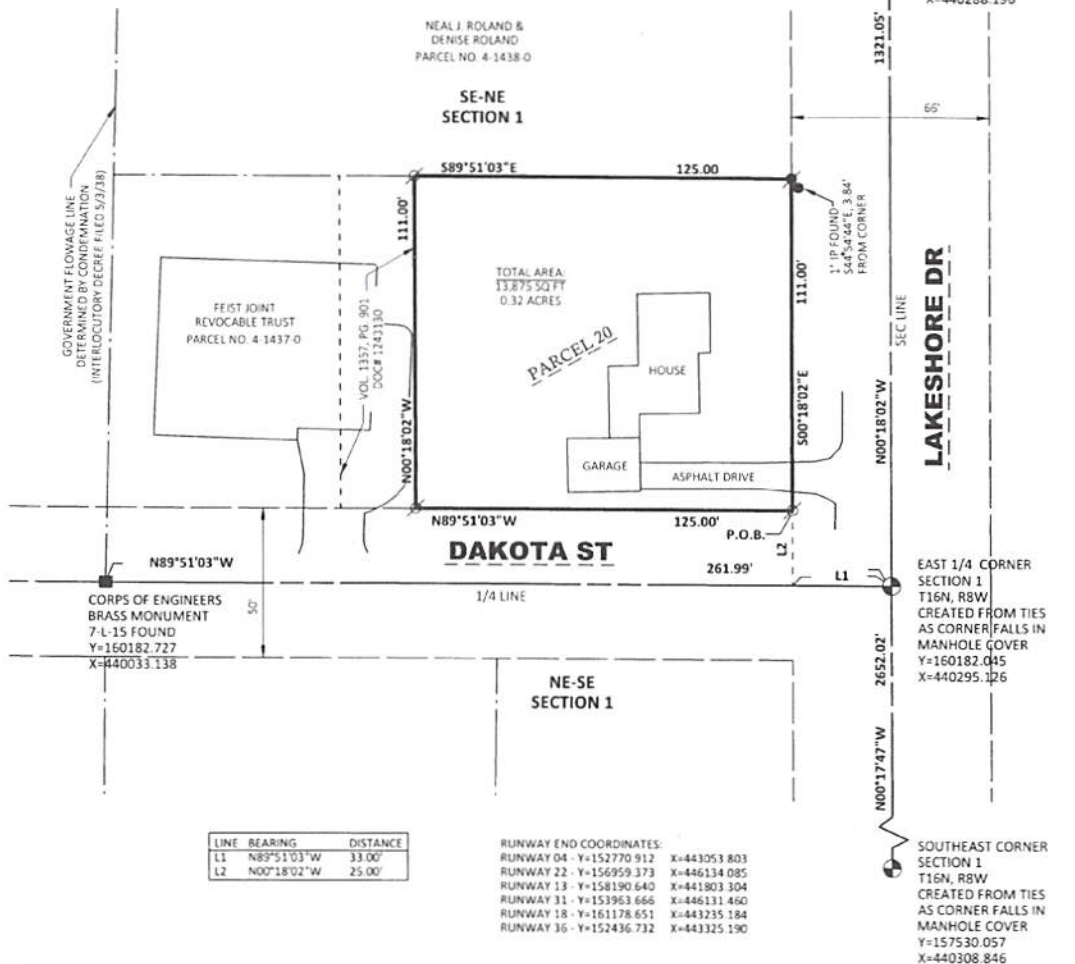
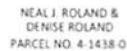
29 <sup>th</sup> Ward	Black River Beach Neighborhood Center, 1433 Rose Street
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BE IT FURTHER RESOLVED by the Common Council of the City of La Crosse that the use of paper ballots is hereby authorized for this ward at the discretion of the City Clerk.

BE IT FURTHER RESOLVED that upon adoption of this resolution, the City Clerk is authorized to send a copy of same to the La Crosse County Clerk and the Legislative Reference Bureau in accordance with Wis. Stat., sec. 5.15(4)(b).

3503 Lakeshore Drive, La Crosse, Wisconsin

BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF  
SECTION 1, T16N, R8W, TOWN OF CAMPBELL, LA CROSSE COUNTY, WISCONSIN



NE CORNER OF THE  
SE 1/4 - NE 1/4  
SECTION 1  
BERNSTEN MONUMENT  
FOUND  
Y=161503.080  
X=440288.196

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATES SYSTEM (LA CROSSE COUNTY) NAD 83 (2011) ADJUSTMENT IN WHICH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, T16N, R8W, RECORDED AS N00°18'02"W

BEING A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, T16N, R9W, TOWN OF CAMPBELL, LA CROSSE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 1;  
THENCE N89°51'03"W COINCIDENT WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 33.00 FEET;  
THENCE N00°18'02"W DISTANCE OF 25.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE  
OF DAKOTA STREET AND THE POINT OF BEGINNING;






THENCE N89°51'03"E ALONG SOUTHWEST RIGHT OF WAY LINE A DISTANCE OF 125.00 FEET TO  
EAST LINE OF LANDS DESCRIBED IN VOL. 1357, PG. 901, DOC# 1243130;  
THENCE ALONG SAID EAST LINE N00°18'02"W A DISTANCE OF 111.00 FEET;  
THENCE S89°51'03"E A DISTANCE OF 125.00 FEET LINE TO THE WESTERLY RIGHT OF WAY LINE  
OF LAKESHORE DR;  
THENCE S00°18'02"E COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE A DISTANCE  
OF 111.00 FEET TO THE POINT OF BEGINNING.

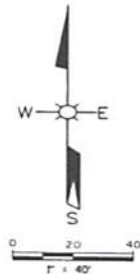
SAID PARCEL CONTAINS 13,875 SQ FT (0.32 ACRES) OF LAND MORE OR LESS  
SUBJECT TO ANY EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

I, DAVID A. YORK, STATE OF WISCONSIN REGISTERED LAND SURVEYOR NO. 5-2648 DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE LANDS SHOWN HEREON ACCORDING TO THE OFFICIAL RECORDS AND THAT THIS MAP IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID A. YURK P L S NO S-2648

8-23-2019  
DATE Rev 2-17-2020

 LACROSSE COUNTY SECTION  
CORNER MONUMENT OF RECORD  
 3/4"X18" STEEL REBAR SET  
WEIGHING 1.502 LBS./LIN. FT.  
 3/4" REBAR FOUND  
 CORPS OF ENGINEERS  
BRASS MONUMENT  
 1" IRON PIPE FOUND  
 ( ) RECORDED AS INFORMATION



OMNIBUS ASSOCIATES  
ONE SYSTEMS DRIVE  
APPLETON, WI 54914  
PHONE (920) 735-6900  
FAX (920) 830-6100

**OMNI**  
ASSOCIATES

**PARCEL 20**  
BUREAU OF AERONAUTICS  
4802 SHEBOYGAN AVE, ROOM 701  
MADISON, WI 53707-7914

SURVEY FOR:

DATE	DIRECTORY NO.
08-23-19	E2372A19
PROJECT NO.	DRAFTED BY
E2372A19	JBM
SHEET	DRAWING NAME
1 OF 1	POS.



# ***CITY OF LA CROSSE***

**400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-CITY  
[www.cityoflacrosse.org](http://www.cityoflacrosse.org)**

## LEGISLATION STAFF REPORT FOR COUNCIL

File ID                      Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

**File Number: 23-0311**

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**Agenda Date:** 4/4/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Request

## REQUEST TO AMEND PREMISES DESCRIPTION

License Fee: \_\_\_\_\_

Invoice No.: \_\_\_\_\_

TYPE OF LICENSE (check all that apply):

☒ Combination "Class B" Beer & Liquor  
☐ Class "B" Beer  
☐ "Class C" Wine

☐ Class "A" Beer  
☐ Class "A" Beer & "Class A" Liquor

To the Common Council of the City of La Crosse:

The undersigned licensee requests to amend its premises description at the address described below pursuant to Secs. 4-51 and 4-115 of the Code of Ordinances for the City of La Crosse.

Licensee Legal/Real Name: Householder Taverns LLC

Trade Name (DBA): Bennett O'Riley's South La Crosse

Address of Licensed Premises: 4329 Mormon Caver Rd

Name of Agent: Daren Householder

Agent Daytime Phone Number: 608 484 0246

Name of Contact Person (if someone other than Agent): \_\_\_\_\_

Contact Person Daytime Phone Number: \_\_\_\_\_

Description of Proposed Change (include detailed floor plan): Adding a patio to the  
premises - see attached drawings

### Proposed Premise Description

Sales/Service: main building approx 400 sq ft and 780 sq ft outdoor patio

Storage: behind the bar, coolers, and in basement

[Signature]  
(Authorized Signature)

3-9-23  
(Date)

\*\*\*\*A DETAILED FLOOR PLAN MUST ACCOMPANY THIS APPLICATION\*\*\*\*

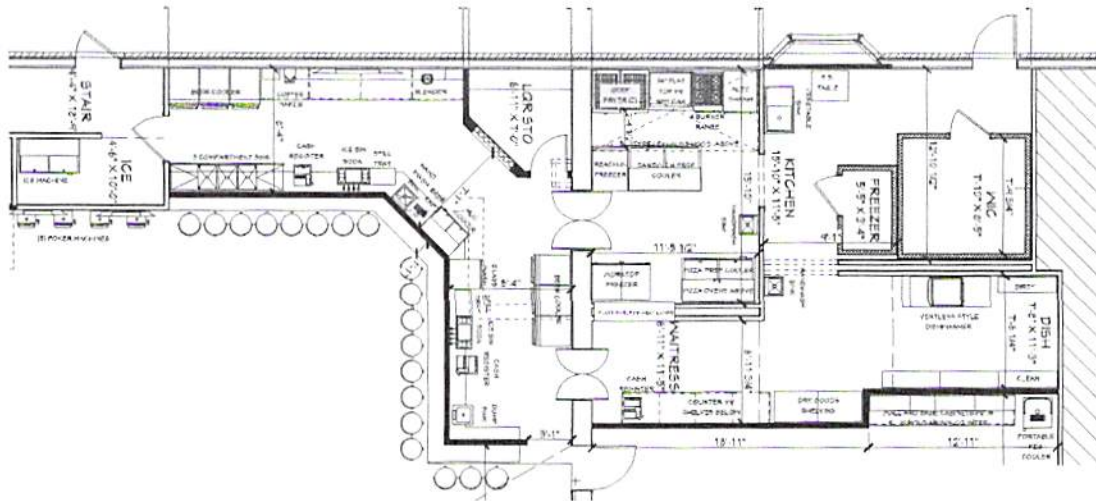
Note: Before sales, service or consumption can occur in any new area, the premise must be inspected and a new license issued with the new premise description.

### FOR OFFICE USE ONLY

Date Filed with Clerk: \_\_\_\_\_ Date Routed: \_\_\_\_\_ Date Granted: \_\_\_\_\_

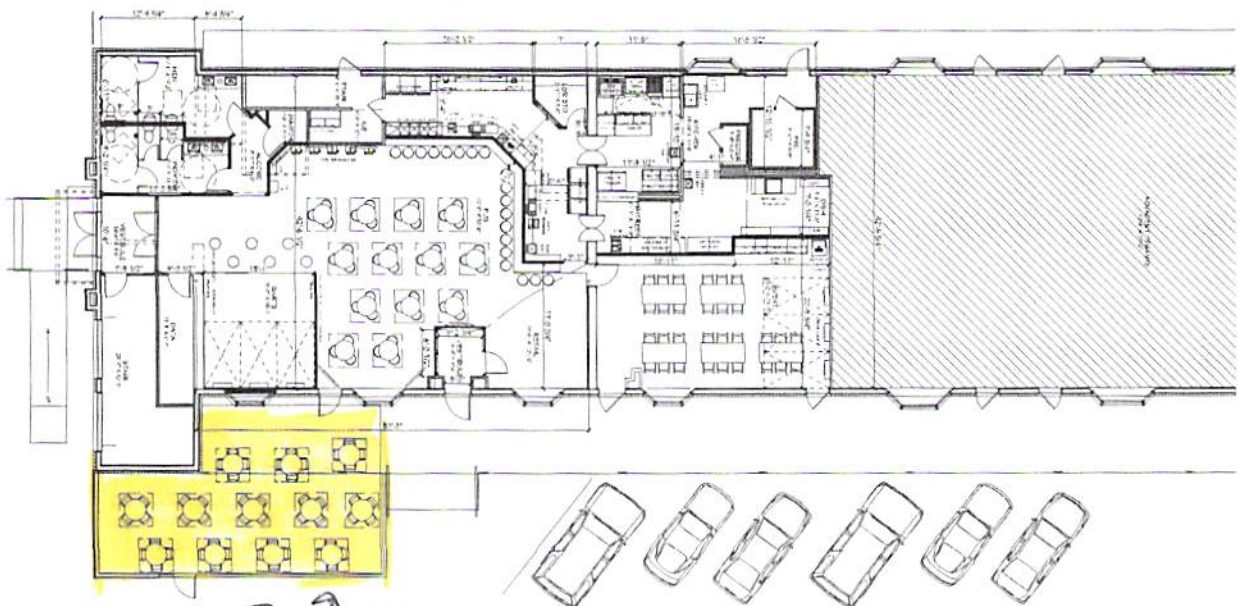
2  
A1

FLOOR PLAN - EQUIPMENT  
1/8" = 1'-0"



1  
A1

FLOOR PLAN  
1/8" = 1'-0"



Area  
Patio

CONCEPT 13  
A1

INTERIOR ALTERATION  
BENNETT O'RILEY'S  
MORMON COULEE ROAD  
LA CROSSE, WISCONSIN 54601

WIESER  
BROTHERS  
GENERAL CONTRACTOR, INC.

DesignFocus LLC  
1577 East Young Drive  
Onalaska, Wisconsin 54650  
Ernie Tourville Architect 608.780.1828

## Sargent, Katherine

---

**From:** Daron Householder <bennettoriley@gmail.com>  
**Sent:** Friday, March 10, 2023 8:37 AM  
**To:** Sargent, Katherine  
**Subject:** Re: Alcohol License - 4329 Mormon Coulee Rd  
**Attachments:** 2022-08-29 Floor Plan Bennett Orileys Concept r3.pdf

\*\*\* 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. \*\*\*

Sales and Service - The main building is about 4000 sq ft. Excluded areas would include the kitchen and bathrooms and any storage areas. The sale will happen either by order from the bar or ordering from a server. The patio is about 750 sq ft and there are three access points. The main access being a door from inside the building and two fence gates per city code. We also have a small room for events and overflow seating. I have included a floor plan for reference.

Storage - Alcohol to be served will be stored behind the bar area. Two main merchandising coolers, a tap in the middle of the bar and a liquor display. There is a liquor storage room behind the display. Downstairs is where the kegs will be kept as well as the excess beer and liquor. All records of purchase and sale will be kept on site in that basement area in a dedicated file cabinet.

I hope this is better. English/Grammar is not my strong suit.

Thanks,

Daron Householder - Owner  
Bennett O'Riley's  
[Bennettoriley@gmail.com](mailto:Bennettoriley@gmail.com)  
608-484-0246

On Fri, Mar 10, 2023 at 8:03 AM Sargent, Katherine <[sargentk@cityoflacrosse.org](mailto:sargentk@cityoflacrosse.org)> wrote:

Sales and Service would explain where the sales and service of the alcohol will occur. Most people would describe the sq footage and brief description of the facilities.

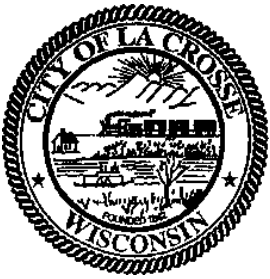
Storage is where the alcohol and pertaining records will be sotred

**Katye E. Sargent (She/Her)**

*Assistant Clerk*

*City of La Crosse*

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



## **CITY CLERK'S OFFICE**

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

March 10, 2023

HOUSEHOLDER TAVERNS LLC  
4329 MORMON COULEE RD  
LA CROSSE WI 54601

Dear Daron,

Our office is in receipt of the request for premise description change for Householder Taverns LLC dba Bennett O'Riley's South La Crosse, as well as the application for the beer garden.

Said applications will be considered at the following meetings:

**Judiciary & Administration Committee**

**Tues., April 4, 2023, 6:00 p.m.**  
**Council Chambers, City Hall – 400 La Crosse St.**

**Common Council**

**Thurs., April 13, 2023, 6:00 p.m.**  
**Council Chambers, City Hall – 400 La Crosse St.**

We recommend someone attend the 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, though, you are welcome to attend. You're the premise description change will appear as legislative file 23-311 and the beer garden application will appear on the agendas within the Various Licenses legislation.

Attendance is allowed either in person or virtually. If you wish to attend virtually, please email me for the link to participate. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig  
Deputy Clerk  
[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)  
608-789-7549





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0317

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**Agenda Date:** 4/4/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Application

**Agenda Number:**

TO THE JUDICIARY AND ADMINISTRATION COMMITTEE:

Following is a list of various licenses to be considered by your committee on April 4, 2023.

**\*LICENSE TO OWN, KEEP AND/OR HARBOR CHICKENS\***

April 4, 2023 through December 31, 2023

NEW

KRISTINE M MILLER	2611 HARVEY ST	LA CROSSE WI 54603
JOELLA STRIEBEL	1712 LIBERTY ST	LA CROSSE WI 54603
JENNIFER BAILEY	2116 BARLOW ST	LA CROSSE WI 54601
DAVID SCHMECKPEPER	3182 29TH CT S	LA CROSSE WI 54601

**\*Alcohol\***

**April 14, 2023 through June 30, 2023**

**Agent Change**

Kwik Trip, Inc dba Kwik Trip 771

71 Copeland Ave

New Agent: Caitlin Varner, 300 Anderson St. Coon Valley

**\*Outdoor Cafe Expansion\***

**April 1, 2023 through October 31, 2023**

Houghton's Jackson Street Pub LLC dba Houghton's Jackson Street Pub  
1002 Jackson St

The Charmant Hotel LLC dba The Charmant Hotel  
101 State St

Benchmark Redevelopment Inc dba Buzzard Billy's  
222 Pearl St

License Fee: \_\_\_\_\_

Invoice No.: \_\_\_\_\_

**APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS  
IN THE CITY OF LA CROSSE**

License Period: January 1, 2023 to December 31, 2023

**Use Conditions:**

- One property is limited to the keeping or harboring of up to five (5) chickens.
- A person may only own, keep or harbor chickens on property being used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure and kept in covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

**APPLICANT:**

Kristine M. Miller

**PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:**

2611 Harvey Street

**PROPERTY OWNER(S):**

Kristine M Miller

*If applicant is not the owner, please provide written documentation from the owner that they have been notified.  
Not applicable for renewal.*


Is the property X **ONE-FAMILY** dwelling or        **TWO-FAMILY** dwelling? (Check One)

*If duplex, provide written documentation from other occupant that they have been notified.  
Not applicable for renewal.*

**Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.**

*Applying for and obtaining this chicken permit **DOES NOT** provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.*

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

  
(signature)

(signature)

608-317-2166  
(telephone)

3-20-2023  
(date)

**Tax Parcels: 17-10259-140**

OWNER NAME  
KRISTINE MILLER

[Click for County Land Records](#)

PROPERTY ADDRESS  
2611 HARVEY ST  
LA CROSSE

MAILING ADDRESS  
2611 HARVEY ST  
LA CROSSE, WI 54603-1662

**COMMON COUNCIL**  
**District 1**

[Click for additional council information](#)

**ZONING INFORMATION**  
**R1 - Single Family**

[Link to Zoning Ordinance](#)  
[Zoom to](#)

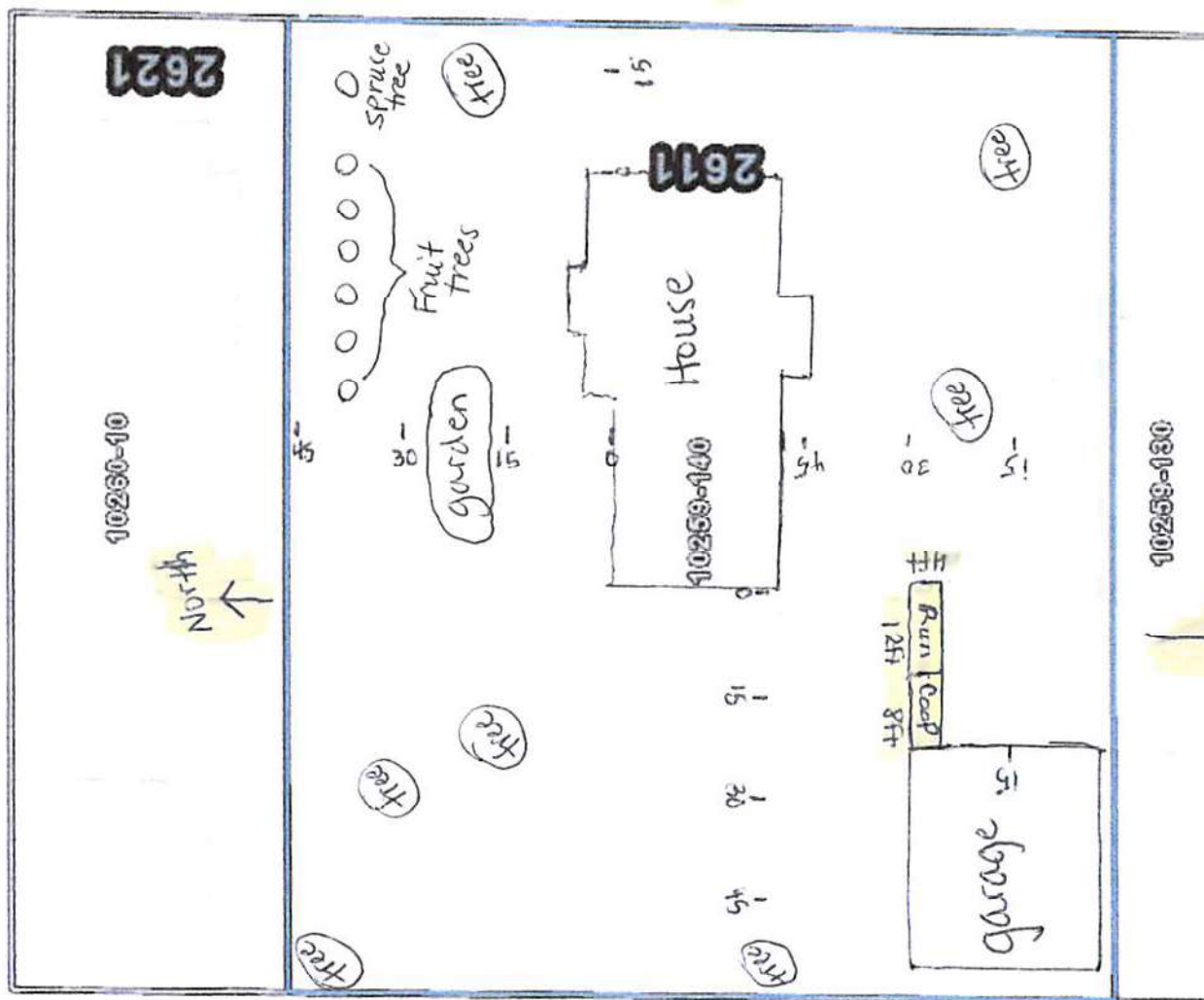
HAR

→ East

Harvey St

$$\text{La} \text{---} \text{Cr}$$

414



10259-130

South

10259-50

10259-60

10259-70

10259-80

10259-90



ne: //ale nithuffaween aw/mnnallaween aini



License Fee: **\$25.00** (If not renewed by April 1 add \$50 late fee)

Invoice No.: \_\_\_\_\_ Customer No.: \_\_\_\_\_

## RENEWAL APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, 2023 to December 31, 2023

Use Conditions:

- One property is limited to the keeping or harboring of up to five (5) chickens.
- A person may only own, keep or harbor chickens on property being used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure and kept in covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.



APPLICANT:

JOELLA STRIEBEL

PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:

1712 LIBERTY ST LA CROSSE WI 54603

PROPERTY OWNER(S):

~~BEVERLY ROTT~~

JOELLA STRIEBEL is the property owner.

*If applicant is not the owner, please provide written documentation from the owner that they have been notified.  
Not applicable for renewal.*

Is the property X ONE-FAMILY dwelling or \_\_\_\_ TWO-FAMILY dwelling? (Check One)

*If duplex, provide written documentation from other occupant that they have been notified.  
Not applicable for renewal.*

**Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.**

*Applying for and obtaining this chicken permit **DOES NOT** provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.*

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

Joella Striebel  
(signature)

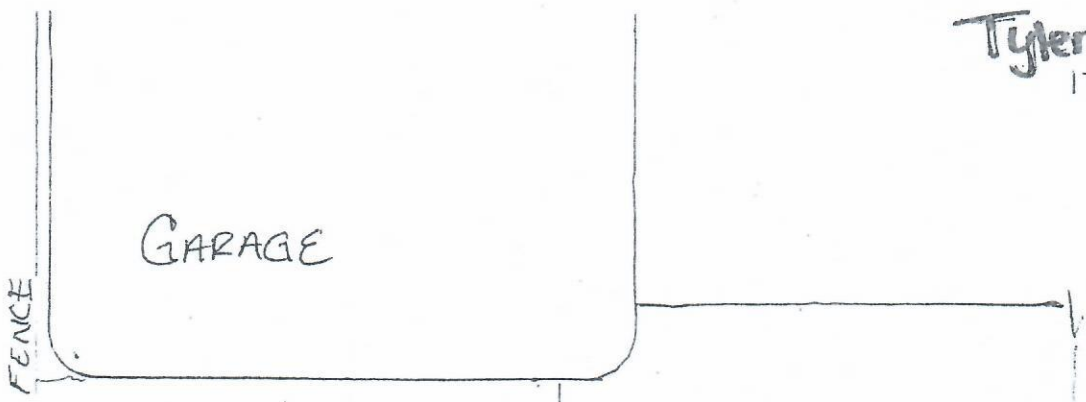
\_\_\_\_\_  
(signature)

608-738-8146  
(telephone)

3/11/23  
(date)



Tyler Strick  
1712 Liberty



CHICKENS

GARDEN

8'

11'

62 ft.

48 ft.

LIBERTY ST.

1712 LIBERTY ST

706  
LIBERTY ST.

License Fee: \$25.00 (If not renewed by April 1 add \$50 late fee)

Invoice No.: \_\_\_\_\_ Customer No.: \_\_\_\_\_

## RENEWAL APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS IN THE CITY OF LA CROSSE

License Period: January 1, 2023 to December 31, 2023

Use Conditions:

- One property is limited to the keeping or harboring of up to five (5) chickens.
- A person may only own, keep or harbor chickens on property being used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure and kept in covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.



**APPLICANT:**

JENNIFER BAILEY

**PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:**

2116 BARLOW ST LA CROSSE WI 54601

**PROPERTY OWNER(S):**

JENNIFER & SEAN BAILEY

*If applicant is not the owner, please provide written documentation from the owner that they have been notified.  
Not applicable for renewal.*

Is the property   X   ONE-FAMILY dwelling or        TWO-FAMILY dwelling? (Check One)

*If duplex, provide written documentation from other occupant that they have been notified.  
Not applicable for renewal.*

**Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.**

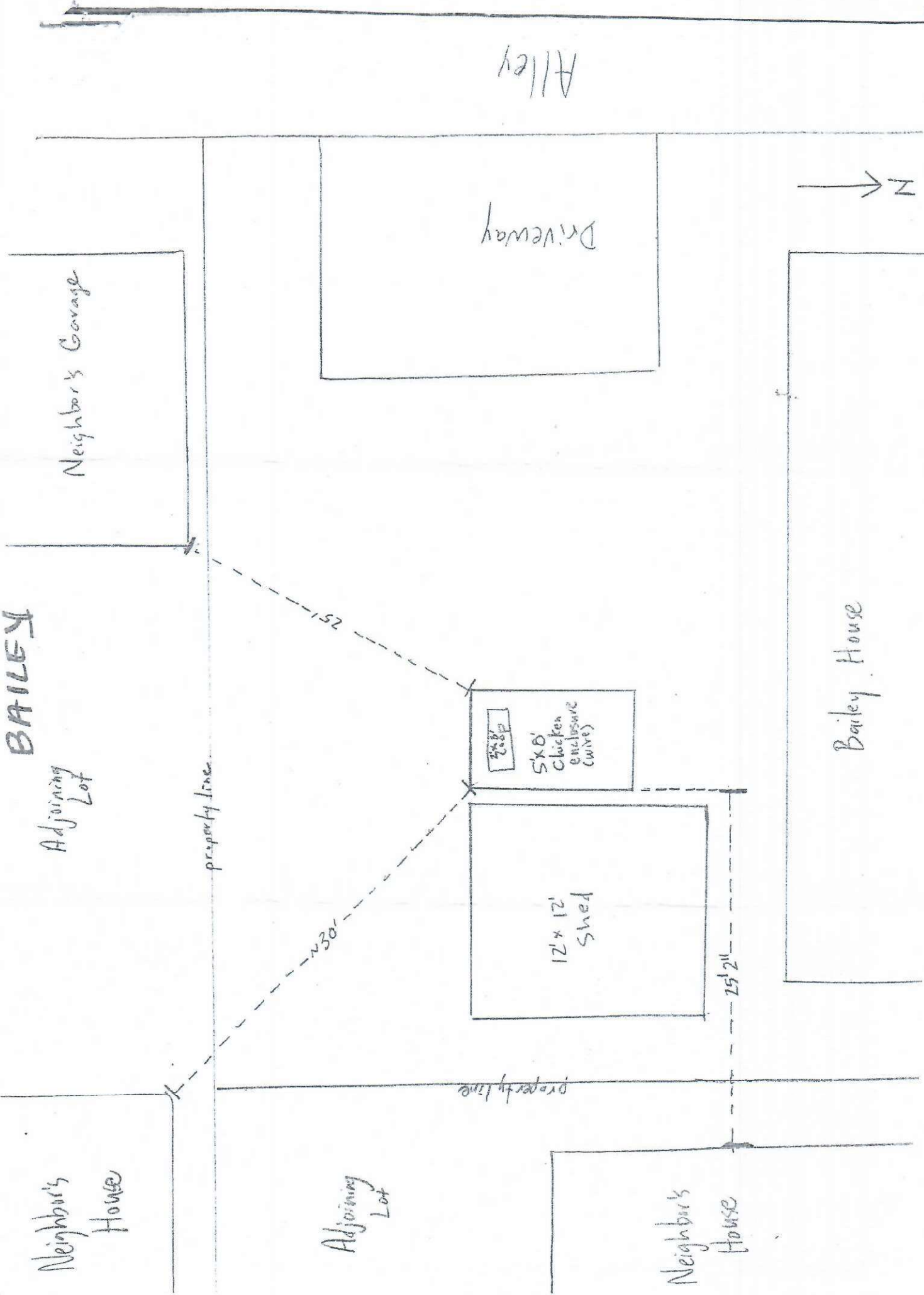
*Applying for and obtaining this chicken permit **DOES NOT** provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.*

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

Jennifer Bailey  
(signature)

\_\_\_\_\_  
(signature)

608-799-1461 3-24-23  
(telephone) (date)





License Fee: \$25

Invoice No.: \_\_\_\_\_

**APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS  
IN THE CITY OF LA CROSSE**

License Period: January 1, 2023 to December 31, 2023

**Use Conditions:**

- One property is limited to the keeping or harboring of up to five (5) chickens.
- A person may only own, keep or harbor chickens on property being used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure and kept in covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

**APPLICANT:**

David Schmeckpeper

**PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:**

3182 29th Ct S, La Crosse, WI 54601

**PROPERTY OWNER(S):**

David Schmeckpeper

*If applicant is not the owner, please provide written documentation from the owner that they have been notified.  
Not applicable for renewal.*

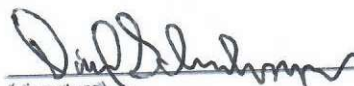
Is the property X **ONE-FAMILY** dwelling or        **TWO-FAMILY** dwelling? (Check One)

*If duplex, provide written documentation from other occupant that they have been notified.  
Not applicable for renewal.*

**Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.**

*Applying for and obtaining this chicken permit **DOES NOT** provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.*

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

  
(signature)

(signature)  
608 799-4946  
(telephone)

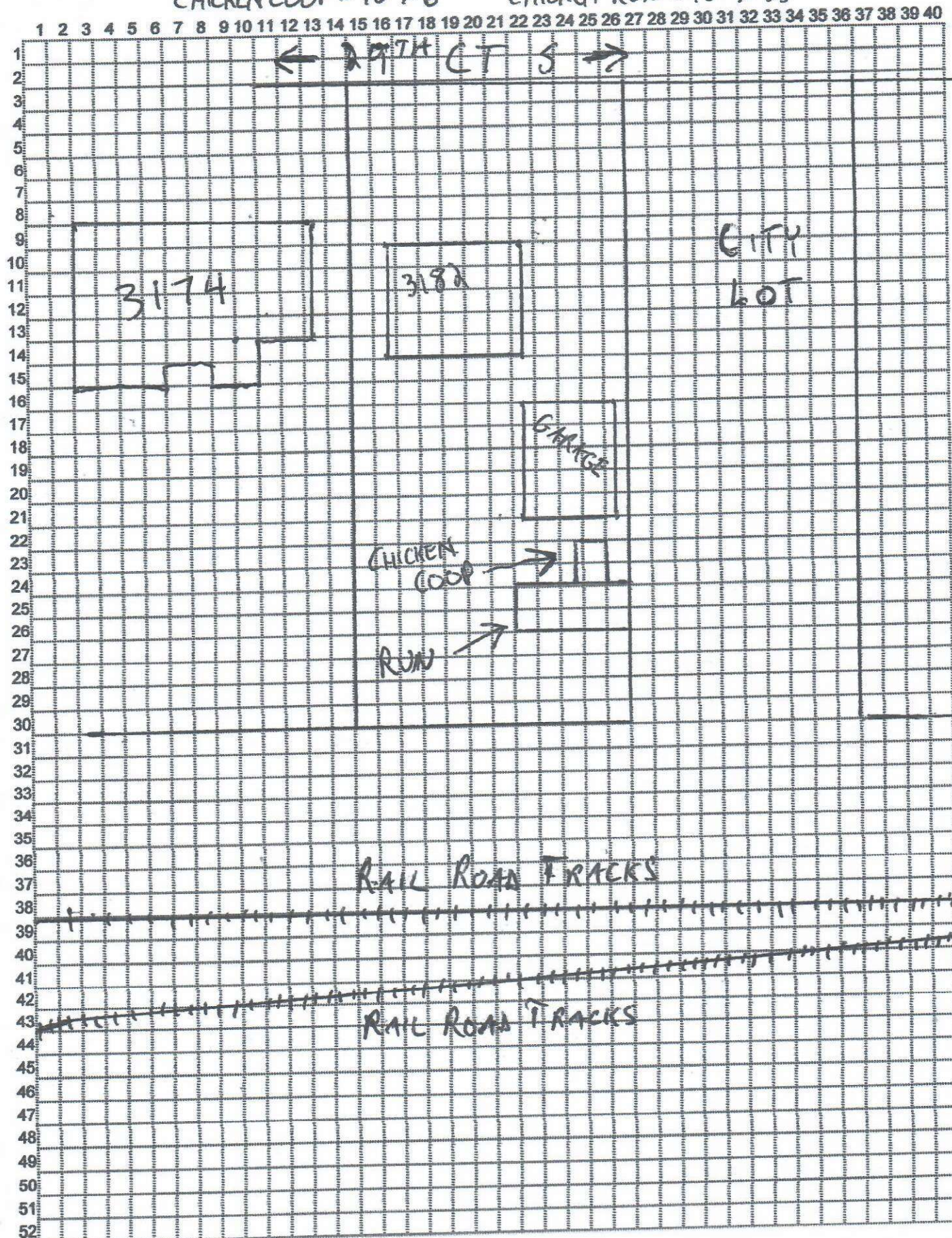
02/28/2023  
(date)



DAVID SCHMECKPETER  
2/27/2023

1 SQUARE = 5 SQUARE FEET 3182 29' CT S

CHICKEN COOP = 10' x 6' CHICKEN RUN = 10' x 25'



3202  
→



# Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town ☐ Village ☒ City of La Crosse County of La Crosse

The undersigned, duly authorized officer/member/manager of KWIK TRIP, INC.  
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as

Kwik Trip 771

(Trade Name)

located at 71 Copeland Ave., La Crosse, WI 54603

appoints Caitlin M. Varner

(Name of Appointed Agent)

300 Anderson St., PO Box 391, Coon Valley, WI 54623

(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☒ Yes ☐ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Also agent of Kwik Trip 391, City of La Crosse, WI.

Is applicant agent subject to completion of the responsible beverage server training course? ☐ Yes ☒ No  
How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? Entire life.

Place of residence last year 300 Anderson St., PO Box 391, Coon Valley, WI 54623

For: KWIK TRIP, INC.

(Name of Corporation / Organization / Limited Liability Company)

By: Scott P. Feltham

(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

## ACCEPTANCE BY AGENT

Caitlin M. Varner  
(Print / Type Agent's Name)

, hereby accept this appointment as agent for the

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Caitlin M. Varner

(Signature of Agent)

3/22/23

(Date)

Agent's age 26

Date of birth [REDACTED]

300 Anderson St., PO Box 391, Coon Valley, WI 54623  
(Home Address of Agent)

## APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on \_\_\_\_\_ by \_\_\_\_\_ Title \_\_\_\_\_  
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)



Attention - Deanna

## Auxiliary Questionnaire Alcohol Beverage License Application

Submit to municipal clerk.

WI Dr. Lic. #

1656-1139-7526-09

Individual's Full Name (please print) (last name) (first name) (middle name)				
Varnier Caitlin Marie				
Home Address (street/route)	Post Office	City	State	Zip Code
300 Anderson St., PO Box 391	Coon Valley		WI	54623
Home Phone Number	Age	Date of Birth	Place of Birth	
608-797-4665	26	2/26/1997	La Crosse, WI	

The above named individual provides the following information as a person who is (check one):

- ☐ Applying for an alcohol beverage license as an individual.
- ☐ A member of a partnership which is making application for an alcohol beverage license.
- ☒ Agent of Kwik Trip, Inc.

(Officer / Director / Member / Manager / Agent)

(Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? All my life.

2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality?

☐ Yes

☒ No

If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)

3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality?

☐ Yes

☒ No

If yes, describe status of charges pending.

4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit?

☒ Yes

☐ No

If yes, identify. Also agent of Kwik Trip 391, City of La Crosse, WI.

(Name, Location and Type of License/Permit)

5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin?

☐ Yes

☒ No

If yes, identify.

(Name of Wholesale Licensee or Permittee)

(Address By City and County)

6. Named individual must list in chronological order last two employers.

Employer's Name	Employed From	To
Kwik Trip, Inc.	6/27/2017	Present
Gordy's Market	2013	2017

**READ CAREFULLY BEFORE SIGNING:** Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

X

Caitlin M. Varnier

(Signature of Named Individual)

Caitlin M. Varnier

Wisconsin Department of Revenue





# City of La Crosse, Wisconsin

## APPLICATION FOR EXPANSION OF ALCOHOL BEVERAGE LICENSE INTO OUTDOOR DINING AREA

Fee: \$ 150.00

The undersigned licensee requests permission to expand the following alcohol beverage license(s) into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) of the Municipal Code. Check all license that apply.

- ☒ Combination "Class B" Beer & Liquor  
☐ Class "B" Beer  
☐ "Class C" Wine

189009

<b>BUSINESS INFORMATION</b>				
Legal/Real Name of Business: Houghton's Jackson Street Pub LLC				
Business Address: 1002 Jackson St. LaCrosse				
Business Phone Number: 608-784-9770			Business Email: HoughtonsJSP@gmail.com	
<b>PREMISES INFORMATION</b>				
Trade Name of Business: Houghton's Jackson Street Pub LLC				
Address of Premise: 1002 Jackson St. LaCrosse WI 54601				
<b>EXPANSION INFORMATION</b>				
Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works) 4/1/23 - 10/31/23				
Description of Proposed Expansion - Where Alcohol Will be Present (square feet, physical location, etc.): 20x40 = 800 sq ft Outdoor Patio, Patio Between Restaurant and Parking lot				
<b>AGENT INFORMATION</b>				
Agent Name:		First	Middle	Last
		Keith	S	Carsen
Agent Home Address:		Street	City	State Zip Code
		W2880 Shorewood Ct.	West Salem	WI 54669
Phone Number:		Email:		
608-317-9644		Houghton's JSP@gmail.com		

The above hereby makes application to expand its alcohol beverage license into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) and the provisions of Sec. 40-106(3) of the Municipal Code. I agree to abide by all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages and adherence to noise levels.

Signature of Applicant

Date

3/21/23





2/2023

# City of La Crosse, Wisconsin

## APPLICATION FOR EXPANSION OF ALCOHOL BEVERAGE LICENSE INTO OUTDOOR DINING AREA

Fee: \$ 150.00

The undersigned licensee requests permission to expand the following alcohol beverage license(s) into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) of the Municipal Code. Check all license that apply.

- ☒ Combination "Class B" Beer & Liquor  
☐ Class "B" Beer  
☐ Class "C" Wine

189013

### BUSINESS INFORMATION

Legal/Real Name of Business:

The Charmant Hotel LLC

Business Address:

101 State Street La Crosse, WI 54601

Business Phone Number:

608-519-8800

Business Email:

KKEU@thecharmanthotel.com  
LTillema@theWEBAZGROUP

### PREMISES INFORMATION

Trade Name of Business:

The Charmant Hotel LLC

Address of Premise:

101 State Street

### EXPANSION INFORMATION

Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works)

April 1 - Oct 31

Description of Proposed Expansion - Where Alcohol Will be Present (square feet, physical location, etc.):

See attachment - 6 tables  
- 24 seats

### AGENT INFORMATION

Agent Name:

First

Middle

Last

KALYNN

ELIZABETH

KEUAGER

Agent Home Address:

Street

City

State

Zip Code

N7049 ELIZABETH DR.

Holman, WI 54636

Phone Number:

608-519-8815

Email:

KKEU@thecharmanthotel.com

The above hereby makes application to expand its alcohol beverage license into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) and the provisions of Sec. 40-106(3) of the Municipal Code. I agree to abide by all applicable state and local regulations including, but not limited to, the sale and service of alcoholic beverages and adherence to noise levels.

Kalynn Keuager  
Signature of Applicant

03/12/2023  
Date





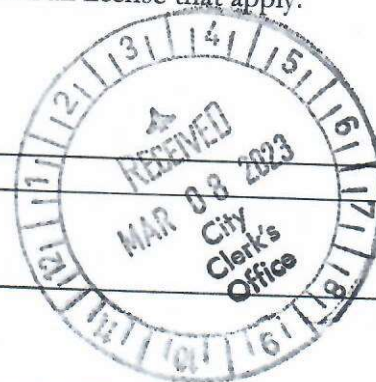
# City of La Crosse, Wisconsin

## APPLICATION FOR EXPANSION OF ALCOHOL BEVERAGE LICENSE INTO OUTDOOR DINING AREA

Fee: \$ 150.00

The undersigned licensee requests permission to expand the following alcohol beverage license(s) into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) of the Municipal Code. Check all license that apply.

- ☒ Combination "Class B" Beer & Liquor  
☐ Class "B" Beer  
☐ "Class C" Wine



<b>BUSINESS INFORMATION</b>			
Legal/Real Name of Business:			
Benchmark Redevelopment			
Business Address:			
222 Pearl Street			
Business Phone Number:		Business Email:	
608-796-2277		buzzardbillys@yahoo.com	
<b>PREMISES INFORMATION</b>			
Trade Name of Business:			
Buzzard Billy's			
Address of Premise:			
222 Pearl Street			
<b>EXPANSION INFORMATION</b>			
Dates of Expansion - must be between April 1 and October 31 (unless otherwise permitted by the Board of Public Works)			
04/01/2023 - 11/30/2023 (last years went through 11/30)			
Description of Proposed Expansion - Where Alcohol Will be Present (square feet, physical location, etc.):			
Sidewalk area the width of the building (44'4") and two parking spaces on Pearl Street directly adjacent to the establishment			
<b>AGENT INFORMATION</b>			
Agent Name:			
First	Middle	Last	
Heather	Krowiorz	Young	
Agent Home Address:			
Street	City	State	Zip Code
W4921 Troy Road	LaCrosse	WI	54601
Phone Number:		Email:	
608-385-0544		buzzardbillys@yahoo.com	

The above hereby makes application to expand its alcohol beverage license into outdoor dining area pursuant to Sec. 4-45(b) and/or 4-109(b) and the provisions of Sec. 40-106(3) of the Municipal Code. I agree to abide by all applicable state and local regulations including, but not limited, to the sale and service of alcoholic beverages and adherence to noise levels.

SPP renewed 1/10/23  
Permit # 2232

*Heather Young*  
Signature of Applicant

03/07/2023





# 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

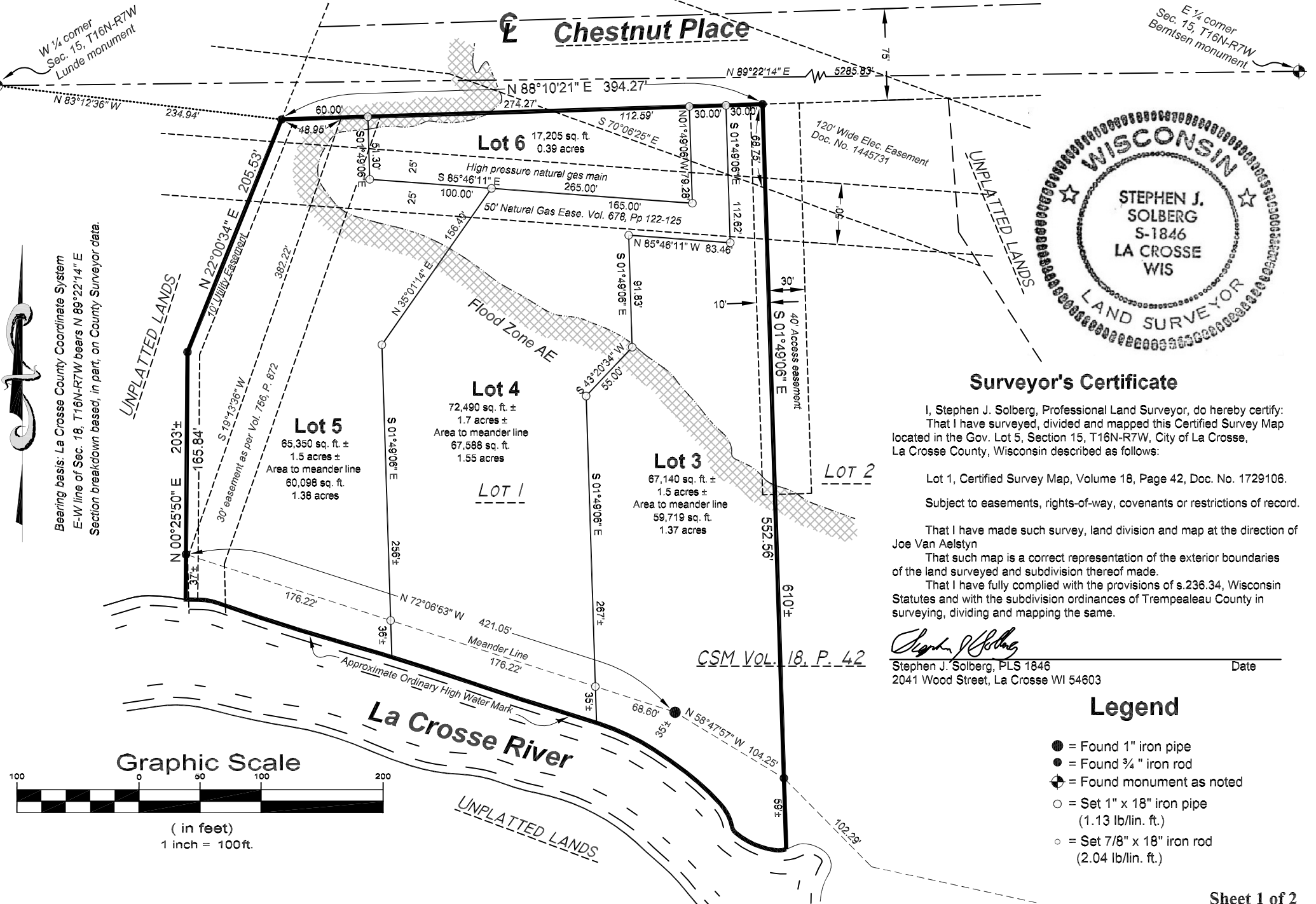
**In Control:** Judiciary & Administration Committee

**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



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

As owner, I hereby certify that I caused the land shown and described on Sheet 1 to be surveyed, divided and mapped. I also certify that the Certified Survey Map is to be submitted, for approval or objection, to the Common Council of the City of La Crosse, La Crosse County, Wisconsin.

State of Wisconsin]  
] La Crosse County ]

Notary Public, \_\_\_\_\_ County, Wisconsin  
My Commission expires \_\_\_\_\_.

Resolved: that this Certified Survey Map is hereby approved by the City of La Crosse.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023

136

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.

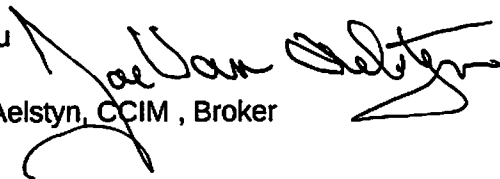
The second is a 4 lot plan that will require a waiver or variance from you.

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

A handwritten signature in black ink, appearing to read "Joe Van Aelstyn", with a stylized flourish at the end.





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, RANDOMITY2001.COM Phone No. \_\_\_\_\_

Property Owner: JOE VAN ADELSTEN 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

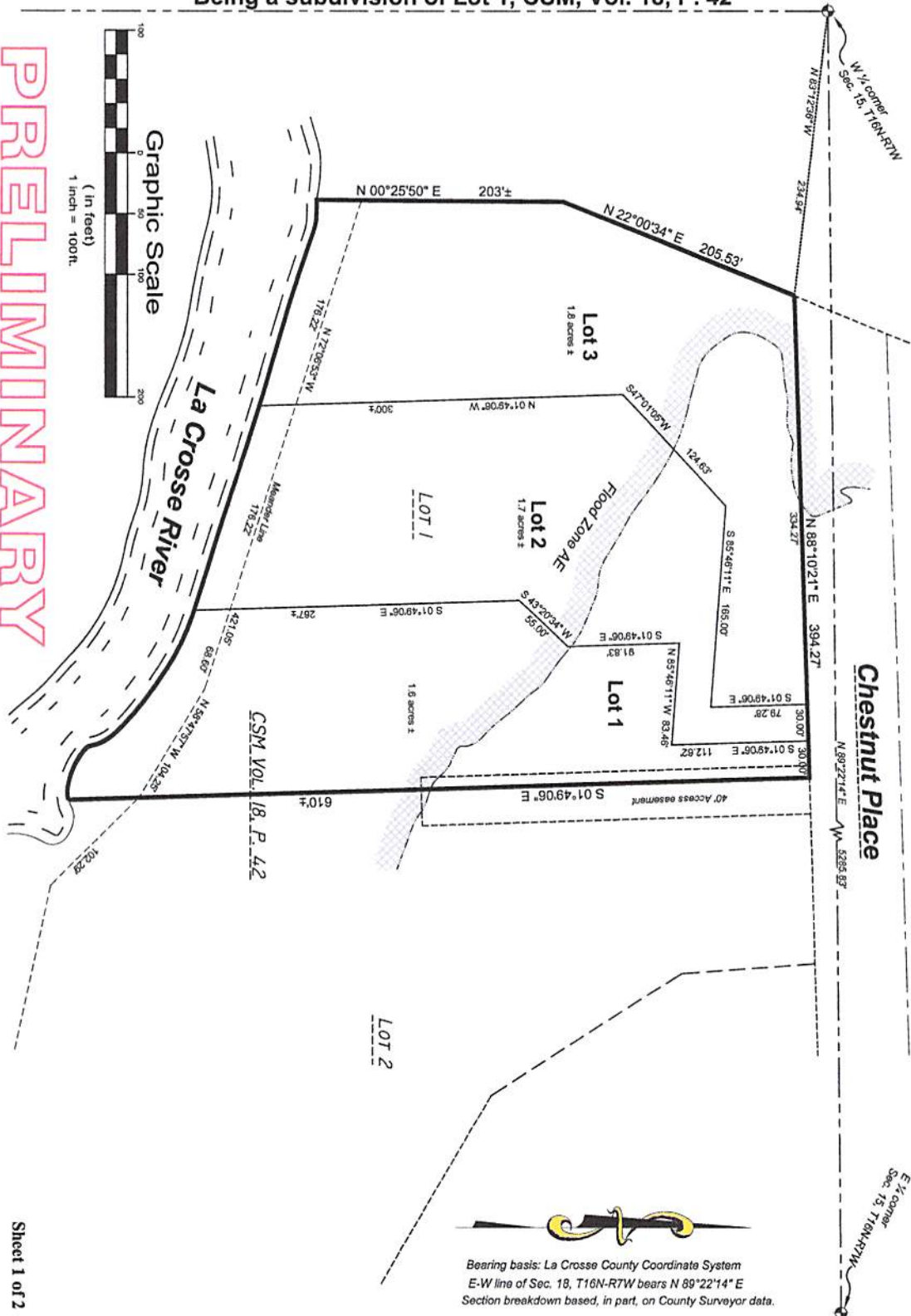
\_\_\_\_\_ Internal Review Routing & Email to County Surveyor. (Initiated by Clerk with complete filing.)

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

# Certified Survey Map

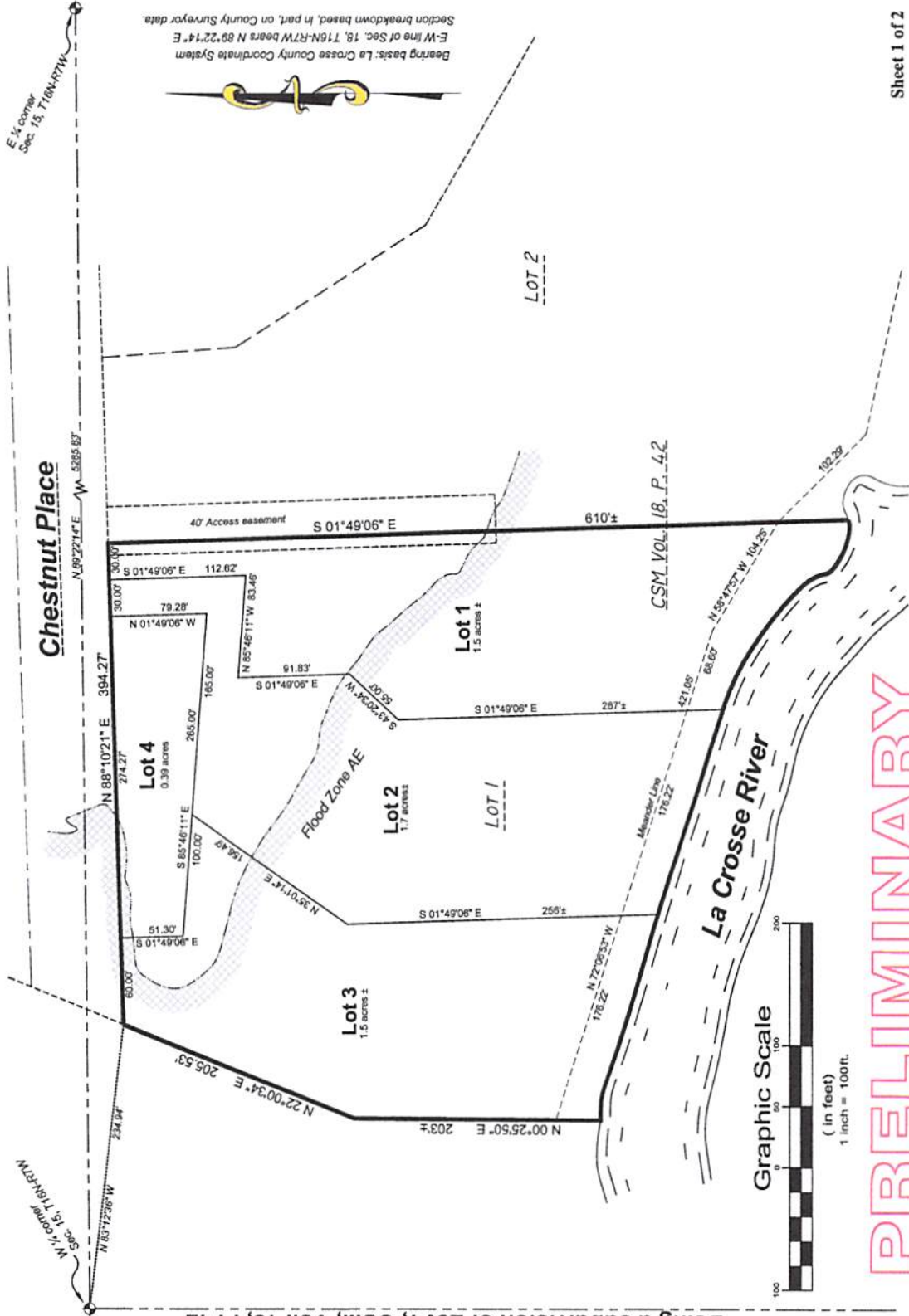
Located in  
Gov. Lot 5, Section 15, T16N-R7W  
City of La Crosse, La Crosse County, Wis.  
Being a subdivision of Lot 1, CSM, Vol. 18, P. 42

PRELIMINARY



# 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**

## 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  
608-789-7525 Main | 608-789-7544 Office  
[neumanns@cityoflacrosse.org](mailto:neumanns@cityoflacrosse.org)  
[www.cityoflacrosse.org](http://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>; 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,

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](mailto: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,

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](mailto:craigs@cityoflacrosse.org)



## CITY CLERK'S OFFICE

400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-7510  
[cityclerk@cityoflacrosse.org](mailto:cityclerk@cityoflacrosse.org)  
[www.cityoflacrosse.org](http://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 33<sup>RD</sup> 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:

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

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](mailto: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](mailto: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)

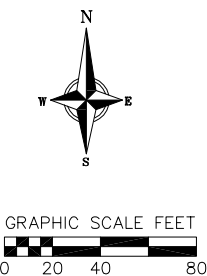
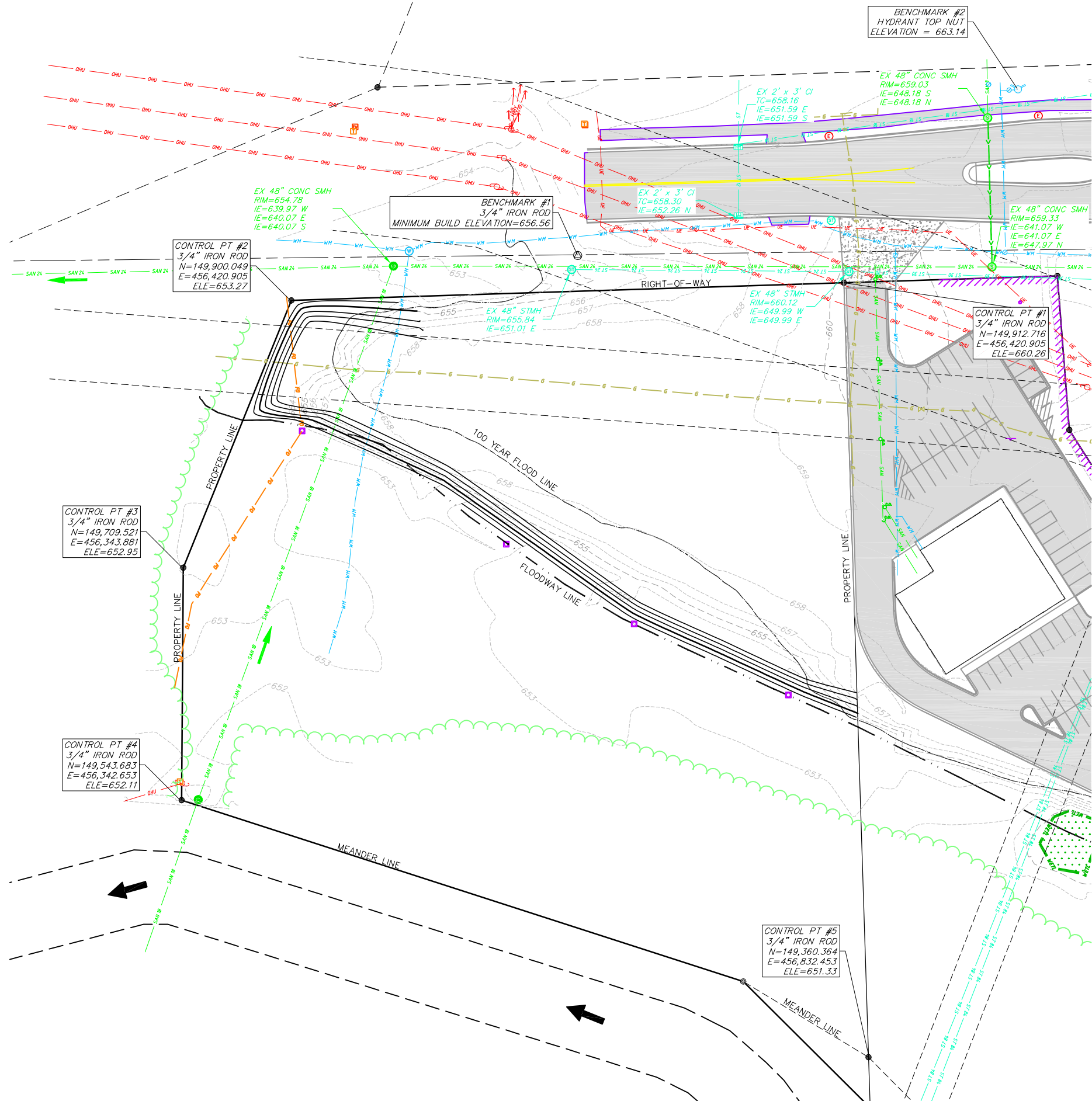
Deputy Clerk - City of La Crosse

400 La Crosse Street

La Crosse WI 54601

608-789-7549

[craigs@cityoflacrosse.org](mailto: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
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING MAJOR CONTOUR
- 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		NO.	DATE	REMARKS
REVISIONS				
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 6<sup>th</sup> 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](mailto:craigs@cityoflacrosse.org)

PRIVATE AND CONFIDENTIAL

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## 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](mailto:crandallj@cityoflacrosse.org)

*Corrections  
on next page.*

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

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

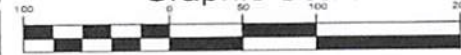
Deputy Clerk - City of La Crosse  
400 La Crosse Street  
La Crosse WI 54601  
608-789-7549  
[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)



**Located in**

(Doc. # 1729106)

UNPLATTED LANDS



Measurement to Hundredth of a foot

Approximate Ordinary High Water Mark  
FOR REFERENCE  
S. 236.025

UNPLATTED LANDS

**Lot 6** 17,206 sq. ft.  
0.39 acres

Lot 4

LOT

Lot 3

LOT 2


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.

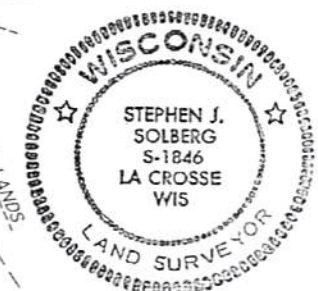
That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of Trempealeau County in surveying, dividing and mapping the same.

  
Stephen J. Solberg, PLS 1848  
2041 Wood Street, La Crosse WI 54603

- = 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.)

Sheet 1 of 2

Public Trust Info  
S. 236.20 (6)



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# 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)

## Owner's Certificate

As owner, I hereby certify that I caused the land shown and described on Sheet 1 to be surveyed, divided and mapped. I also certify that the Certified Survey Map is to be submitted, for approval or objection, to the Common Council of the City of La Crosse, La Crosse County, Wisconsin.

Joe Van Aelstyn,  
Member, West Coast Development LLC

State of Wisconsin]  
]  
La Crosse County ]

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above named Joe Van Aelstyn, Member of West Coast Development LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, \_\_\_\_\_ County, Wisconsin  
My Commission expires \_\_\_\_\_.

## City of La Crosse Approval

Resolved: that this Certified Survey Map is hereby approved by the City of La Crosse.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
City Clerk

**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**

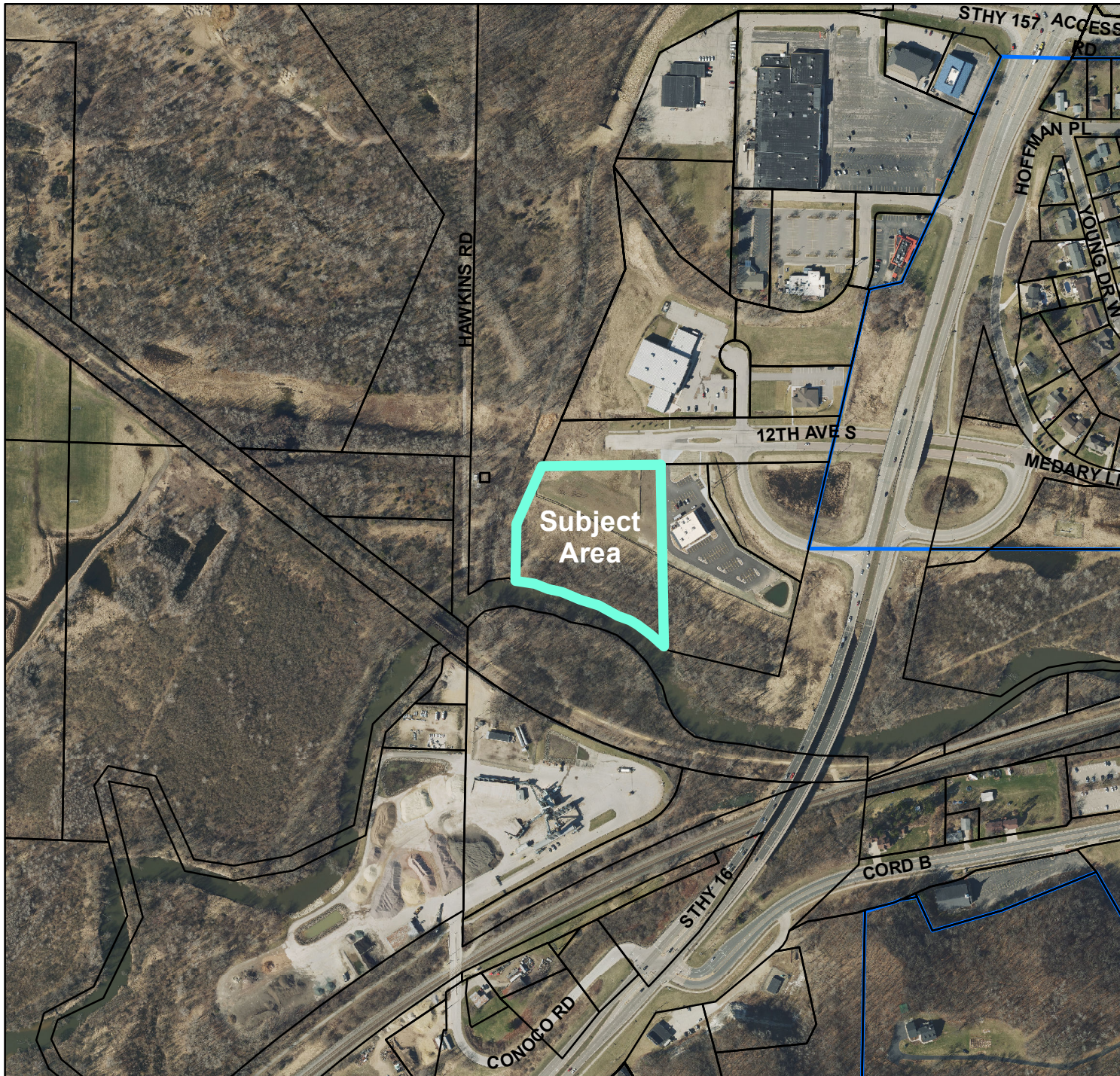
Future land use shows M – Multiple Future Land Use, including High Intensity Retail, Office or Housing. This proposal is consistent with the Plan.

**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**





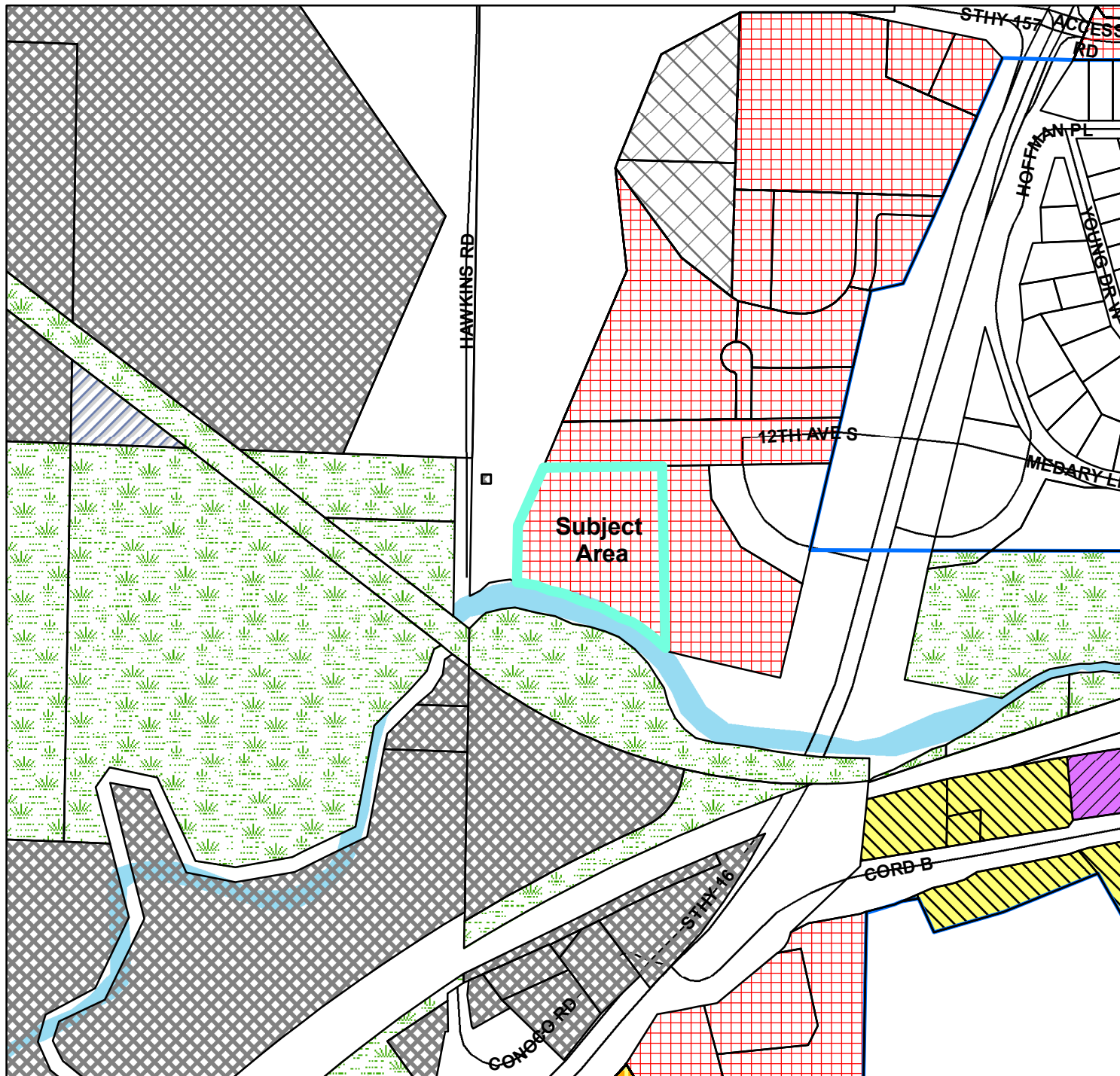
## BASIC ZONING DISTRICTS

	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



0 225 450 900 Feet





## BASIC ZONING DISTRICTS

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