

Mason Herlitzke
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Coon Valley, WI 54623
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(608)304-3613
November 7, 2024

City of La Crosse Planning and Development Department
1st Floor
400 La Crosse St.
La Crosse, WI 54601

Subject: Rezoning Application for 516 5th Ave S from Single-Family to Duplex

Dear Members of the Planning and Zoning Committee,

I am submitting this letter and petition to request the rezoning of 516 5th Ave S from its current single-family designation to a duplex zoning. This property was previously a duplex and retains infrastructure that supports this use, including separate utility meters for each unit, separate entrances, and will require little to no alterations for conversion. My fiancée and I intend to make this property our primary residence, occupying one of the units ourselves.

The proposed rezoning aligns with the property's existing structure and its historical use as a duplex. Given the setup of separate utilities and entrances, restoring its duplex status would allow for more efficient use of space and housing in this neighborhood without placing any new strain on the area's resources or infrastructure. In this neighborhood there are surrounding multi-family buildings and commercial office buildings.

We are committed to enhancing and maintaining the property to ensure it adds value to the community. By rezoning the property as a duplex, we hope to make responsible use of its features and provide housing that reflects the city's priorities for thoughtful development.

Thank you very much for your consideration of this request. I am happy to provide any additional information needed and look forward to working with the city to bring this property into line with its best use.

Sincerely,

Mason Herlitzke



PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Mason Herlitzke N410 Ten Mile Circle Coon Valley WI 54623

Owner of site (name and address):

Lopez V Inc. 5200 Mormon Coulee Rd - La Crosse WI 54623

Address of subject premises:

516 5th Ave S

Tax Parcel No.:

17-30106-110

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

Daniel Cameron's Addition Lot 8 Ex 5 8 ft Block 28 Lot 52:
52x169.5

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:

Single Family 6 BED 3 BATH

Property is Proposed to be Used For:

Duplex { 5 BED 2 BATH
1 BED 1 BATH

Proposed Rezoning is Necessary Because (Detailed Answer):

I would like to revert back to a duplex to allow for an owner-occupied rental property. The house has previously been used as a duplex, has separate metered utilities, has separate entrances and requires little to no alterations for conversion

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

There are surrounding multi-family and commercial office

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

Comp plan allows for low density multi-family in this neighborhood.

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.

Melissa Herlitzke
(signature)

608-304-3613 11/07/24
(telephone) (date)

mherlitzke@gmail.com
(email)

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

Review was made on the 7th day of November, 2024

Signed: [Signature], Planning Manager
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Enrique J. Valera, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of La Crosse,
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
516 5th Avenue S - La Crosse, WI
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Enrique Joel Valera
Property Owner

Subscribed and sworn to before me this 7th day of November, 2024.

Brenna Kleeman Brenna Kleeman

Notary Public
My Commission expires 1/25/2026.





ATTACHMENT "A" 516 5th Ave S



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 Google 20 ft



12 OFF STREET
PARKING SPOTS

516 5th Ave S

- Directions
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516 5th Ave S, La Crosse, WI 54601

RP4X+VR La Crosse, Wisconsin

