Mason Herlitzke N410 Ten Mile Circle Coon Valley, WI 54623 mdherlitzke@gmail.com (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

Musen Hulley



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 Vally WI SA623
Owner of site (name and address):
Lopez V Inc. 5200 Mormon Coule Rd - La Crosse WI SHE
Address of subject premises:
516 5th Are 5
Tax Parcel No.: 17-301010-110 Legal Description (must be a recordable legal description; see Requirements):
Daniel Camerons Addition Lot & Ex 5 8 At Block 28 Lot 52:
5 2K 169.5
WIN WARRYWITH REFLICTION
Proposed Zoning Classification: R2 - Residence
Is the property located in a floodway/floodplain zoning district? YesX_No
Is the property/structure listed on the local register of historic places? Yes 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?No
Property is Presently Used For:
Single family 6 BGD 3 BATH
Property is Proposed to be Used For:
D /v
Vuplex 55 BGD 2 BATH
(1 BGO 1 BATH
Proposed Rezoning is Necessary Because (Detailed Answer):
I would like to severt back to a duplex to allow for an come-occupied rental property. The house has previously been used as a emplex, has separate entrances and requires little to no alterate
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed for Coments)
Allowell).
there are surrounding multifamily 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 dowsty multifamily in this neighborhood.

I hereby certify that I am the owner or authorized and that I have read and understand the content of attachments submitted hereto are true and correct (signature) (signature) (telephone)	of this petition and the to the best of my known to the best of my known to the best of my known to the best of th	at the above state nowledge and belie	ments and
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(signatur <u>60 g</u> (telephor M o	e)		
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(telephone) (telephone) (email)	-204-261	2 11 11	27/01
<u>Mo</u> (email)		(date)	1/77
	herlitzkel	gmail.com	

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

day of Wumber

Review was made on the

Signed:

AFFIDAVIT OF OWNER

STATE C	F Wise		
COUNTY	OF <u>La</u>	a Crosse) ss	
Т	he und	lersigned, Enrique J. Valera (owner of subject parcel(s) for Conditional Use)	being duly
sworn sta	ates:		
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 a conditional use permit/district change or amendment (circle one) for said	
		Enrique Joel V. Property Owner	glera
		ped and sworn to before me this	OF WISCOME

Google Maps

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

Save

Nearby

phone

Shar



516 5th Ave S, La Crosse, WI 54601



RP4X+VR La Crosse, Wisconsin



		* 1 6 6 7 4 3 5 1 *	
	State Bar of Wisconsin Form 1-2003 WARRANTY DEED	1667435 LACROSSE COUNTY REGISTER OF DEEDS	
Document Number	Document Name	CHERYL A. KCORIDE	
THIS DEED, made between husband and wife	Jeff D. Wellendorf and Bridgette A. Wellendorf,	RECORDED ON 12/09/2015 02:42PM REC FEE: 30.00	
and Lopez V., Inc., a Wisco	("Grantor," whether one or more),	TRANSFER FEE: 408.00 EXEMPT #:	
estate, together with the ren La Crosse C needed, please attach addend Lot 8, EXCEPT the South 8 for	("Grantee," whether one or more). deration, conveys to Grantee the following described real its, profits, fixtures and other appurtenant interests, in county, State of Wisconsin ("Property") (if more space is turn): Seet thereof, in Block 28 of Daniel Cameron's Addition a Crosse, La Crosse County, Wisconsin.	Recording Area Name and Return Address New Castle Title 750 N 3rd Street, Suite B 928 6755se, WI 54601 9225 17-30106-110 Parcel Identification Number (PIN)	
		This is not homestead property (ts) (is not)	
Grantor warrants that the title casements, restrictions & high ecorded plat, building & use	e to the Property is good, indefeasible in fee simple and free hway deeds of record, municipal & zoning ordinances & ay restrictions & covenants & except lands sold, taken or use	e and clear of encumbrances except: greements entered into under them, d for road or highway purposes.	

Dated 12-0-15	
(SEA)	
* Jeft D. Wellchdovf	Bridgette A. Wellendorf
(SEAI	L)(SEAL)
AUTHENTICATION	ACKNOWLEDGMENT
Signature(s)	STATE OF Texas)
authenticated on) ss.
	Mentgomeny COUNTY) WING LYON
•	Personally came before me on 12/4/15
TITLE: MEMBER STATE BAR OF WISCONSIN (If not,	the above-named lef wellendorf **
authorized by Wis. Stat. § 706.06)	to me known to be the person(s) who executed the faregoing instrument and acknowledged the same.
THIS INSTRUMENT DRAFTED BY:	EXPIRES OF
Attorney Andrew R. Bosshard	· C-770 Craig Lyons
Bosshard Parke Ltd.	Notary Public, State of My Commission (is permanent) (expires: June 20 2017)
	wty Commission (is permanent) (expires: 10/4 26 25/7)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED O 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003

• Type name below signatures.