25-0301

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):
GLENSIDE PARK LLC
1431 KING STREET LA CROSSE, WI 54601

Owner of site (name and address):
GLENSIDE PARK LLC
1431 KING STREET LA CROSSE, WI 54601

Address of subject premises:
1307 16TH ST. S

Tax Parcel No.: 17-50265-10

Legal Description (must be a recordable legal description; see Requirements):
That part of Lots 3 and 4 of Plat of Owner's Subdivision of the North East 1/4 of North East 1/4 of North East 1/4 of Sec No. 8. T. No. 15, R. No. 7 W., City of La Crosse, La Crosse County, Wisconsin, Lying Northerly of the Northerly right of way of Fair Avenue, Easterly of the Easterly right of way of 16th Street South, and Southerly of the Southerly right of way of Farnam Street, EXCEPT the East 132.6 feet of the said lot by subdivision of Lot 3 of said Plat of Owner's Subdivision and EXCEPT the East 132.6 of the said lot lying Northerly of the Northerly right of way of Fair Avenue

Zoning District Classification: PS- PUBLIC / SEMI PUBLIC

Proposed Zoning Classification: RS- MULTIPLE DWELLING

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? X Yes ___ No

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

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

Property is Presently Used For:
VACANT

Property is Proposed to be Used For:
CONVERSION INTO APARTMENTS

Proposed Rezoning is Necessary Because (Detailed Answer):
Developing the building into apartments provides an avenue to re-use the building into needed apartments and allow the preservation of a historic property.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
Provides high quality housing, property remains as is and adequate parking present on the property.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
Provides valuable housing, adds to the tax base and preserves a beloved building. The rest of the property will become owner occupied housing.

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 12TH ***day of*** FEBRUARY, 2025.

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)

2674710502 3/7/2025
(telephone) (date)

gina0jay@yahoo.com
(email)

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

Review was made on the 10th day of March, 2025.

Signed: _____
Director of Planning & Development

State of WI **County of** La Crosse

This instrument was acknowledged

before me 7 **day of** March, **20** 25

My commission expires 9/20/2027

Signature _____

JENNIFER STRASSER
NOTARY PUBLIC
STATE OF WISCONSIN

State of_____County of_____

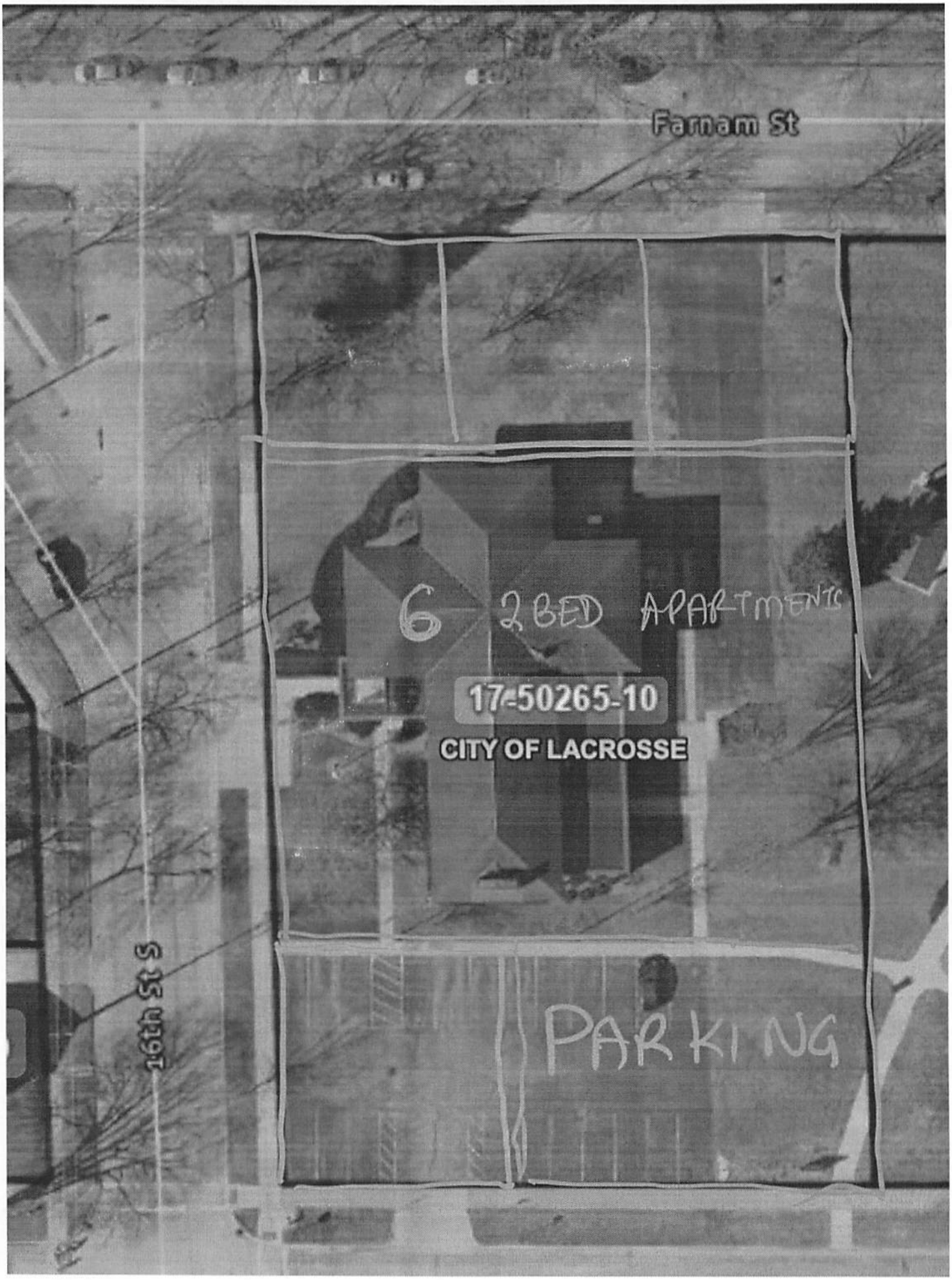
This instrument was acknowledged

before me___day of_____, 20___

My commission expires_____

Signature_____

JENNIFER STRASSER
NOTARY PUBLIC
STATE OF WISCONSIN


Farnam St
6 2 BED APARTMENTS
17-50265-10
CITY OF LACROSSE
PARKING
16th St S

1
2
3
4
5
6

CITY OF LA CROSSE
PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (hereinafter "Agreement" or "Offer") is made by and Glenside Park LLC, a Wisconsin Domestic Limited Liability Company (together, "**Buyer**"), as buyer, who agrees to purchase from the **City of La Crosse** ("**City**"), as seller, and City agrees to sell to Buyer, on the terms and conditions herein, the City's right, title, and interest in the following property in La Crosse, Wisconsin (the "**Property**"):

Legal Description: That part of Lots 3 and 4 of Plat of Owner's Subdivision of the North East ¼ of North East ¼ of North East ¼ of Sec No. 8, T. No. 15, R. No. 7 W., City of La Crosse, La Crosse County, Wisconsin, lying Northerly of the Northerly right of way of Park Avenue, Easterly of the Easterly right of way of 16th Street South and Southerly of the Southerly right of way of Farnam Street, EXCEPT the East 132.6 feet of said Lot 3 lying Southerly of Lot 2 of said Plat of Owner's Subdivision AND EXCEPT the East 132.6 feet of said Lot 4 lying Northerly of the Northerly right of way of Park Avenue.

Address: 1307 16th St S
Tax Key No.: 17-50265-10