

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

VSC Corporation
2419 State Rd
La Crosse, WI 54601

Owner of site (name and address):

Woodruff Baschke
1007 Caledonia St.
La Crosse, WI 54603

Address of subject premises:

1003 Caledonia St
La Crosse, WI 54603

Tax Parcel No.:

17-100007-90

Legal Description:

North La Crosse, Lot 13, Block 13,
EX W 8ft taken for alley resc DOC NO 138/900

Zoning District Classification:

CL - Local Business

Proposed Zoning Classification:

RS - Multiple Dwelling

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 land

Property is Proposed to be Used For:

new construction tri-plex

Proposed Rezoning is Necessary Because (Detailed Answer):

please see attached

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

please see attached

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

please see attached

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.

Robert Blawie

(signature)

608-782-6193

(telephone)

6-1-23

(date)

jeanieb@centurytel.net

(email)

STATE OF WISCONSIN

COUNTY OF LA CROSSE

) ss.
)

Personally appeared before me this 1st day of June, 2023, 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: permt.

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

Review was made on the 1st day of June, 2023.

Signed:

[Signature]

Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Robert Bleschke, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1003 Caledonia St.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Robert Bleschke
Property Owner

Subscribed and sworn to before me this 18 day of June, 2023

Notary Public
My Commission expires Jan 24

1415 market st.

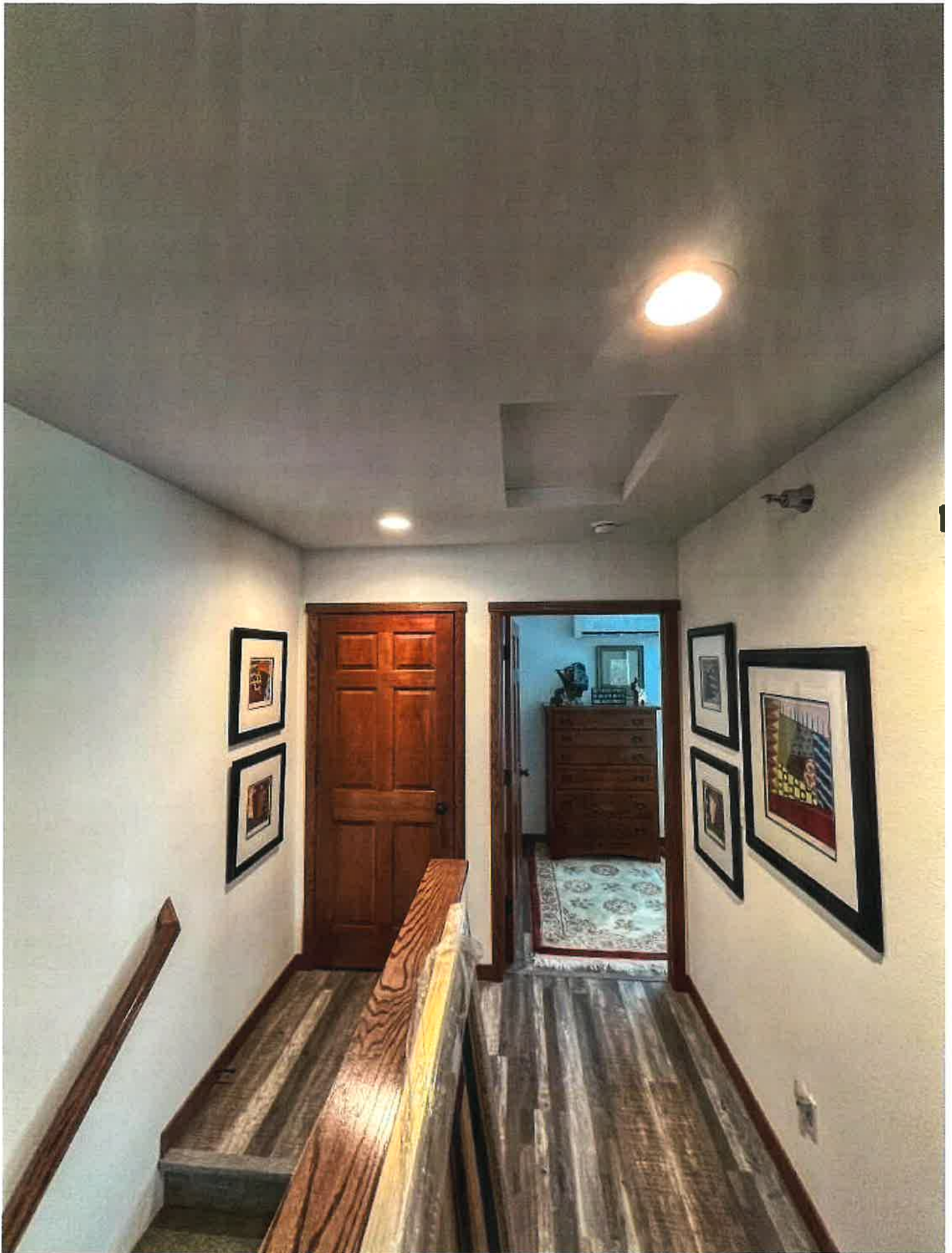




618







VSC CORPORATION

2418 STATE ROAD
LA CROSSE, WI 54601
608-788-7555

VSC Corporation has been acquiring and developing commercial and residential property in La Crosse County since 1986. In the last few years, it's focus has turned towards acquiring distressed residential property that can be renovated to high quality modern standards. Most notably, VSC acquired the Franciscan Mayo senior housing property at Losey and Cass streets. This property was vacant, very dated and VSC totally renovated all 27 units with new kitchens, bathrooms, flooring, fixtures and appliances. In addition, VSC added 5 more units to the site including 4 garages. VSC has completed a similar renovation to a duplex on Miller Street and a 4plex on Green Bay Street. VSC is also in the process of building a new duplex at 1415 Market St, La Crosse.

VSC Corporation has a contingency to buy the property at 1007 Caledonia St along with the vacant lot to the south with an address of 1003 Caledonia St. Tax parcel 17-10007-90.

This vacant property is currently zoned C-1 Local Business. We would propose that this be rezoned for R5-Multiple Dwelling to accommodate our future plans of adding a tri-plex on this vacant property. Our hope that if this that we can use this vacant lot to add some much-needed housing for the city of La Crosse.

At this time, we do not have a site plan but the concept will be a tri-plex with attached garages underneath. We will be focusing on a split elevation look to enhance the curb appeal. As we develop the final site plan, our intention is to create a 3 dwelling townhouse look with staggered setbacks. If possible, the 2 most Easterly units would share one curb cut to their 4 garage spaces and the Westerly unit's garage would be entered from the alley to the West of the unit. Garage doors would be decorative and blend into the design of our units.

This proposed building will not be detrimental to the neighborhood or public welfare in anyway. We can only see this as enhancing the block and the surrounding local businesses.

We planned to build a valuable property on a vacant lot that would enhance the physical aesthetics of the area and be within walking distance to local shops, churches, schools, parks, and other amenities.

We believe that the property can be constructed to support market rate rental housing, however, we are very interest in working with the City of La Crosse's Affordable Housing Program for the development of affordable housing on the site.

1003 CALEDONIA ST LA CROSSE

Parcel: 17-10007-90
Internal ID: 23741
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.163
Township: 16
Range: 07
Section: 29

Abbreviated Legal Description:

NORTH LA CROSSE LOT 13 BLOCK 13 EX W 8FT TAKEN FOR ALLEY IN RESL DOC NO. 1381906

Property Addresses:

Street Address	City(Postal)
1003 CALEDONIA ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
WOODRUFF BLASCHKE INC	Owner	1007 CALEDONIA ST	LA CROSSE	WI	54603-2520

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information:

Code	Description	Taxation District
2020+ VOTING SUPERVISOR	2020+ Supervisor District 2	
2020+ VOTING WARDS	2020+ Ward 3	
Use	1 UNIT	

Lottery Tax Information:

Lottery Credits Claimed: 0
Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 77

Billed To: WOODRUFF BLASCHKE INC
1007 CALEDONIA ST
LA CROSSE WI 54603-2520

Total Tax: 640.27

Payments Sch.

1-31-2023	160.09
3-31-2023	160.06
5-31-2023	160.06
7-31-2023	160.06

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.935210976
Assessed:	32700	0	32700	Mill Rate	0.019579852
Fair Market:	35000	0	35000	School Credit:	46.64

Taxing Jurisdiction:	2021 Net Tax	2022 Net Tax	% of Change
STATE OF WISCONSIN	\$ 0.0000	\$ 0.0000	0.0000
La Crosse County	\$ 107.0500	\$ 94.9600	-11.3000
Local Municipality	\$ 322.9100	\$ 283.7300	-12.1000
LA CROSSE SCHOOL	\$ 301.7400	\$ 222.4400	-26.3000
WTC	\$ 45.1000	\$ 39.1400	-13.2000

Credits:		
First Dollar Credit:		0.00
Lottery Credit:		0.00
Additional Charges:		
Special Assessment:		0.00
Special Charges:		0.00
Special Delinquent:		0.00
Managed Forest:		0.00
Private Forest:		0.00
Total Woodlands:		0.00
Grand Total:		640.27

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	12/30/2022	973429	0	\$ 390.14	12/2022
			Totals:	\$ 390.14	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2022	0.163	32700	0	32700	10/27/2022

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
578	842	860606	8/18/1976	FINAL JUDGMENT
579	430	861020	9/1/1976	WD PRIOR 9-1-81
779	510	986971	12/17/1986	Warranty Deed
1090	794	1135750	7/7/1995	Warranty Deed
1333	961	1233645	7/30/1999	Warranty Deed
1409	670	1263899	11/17/2000	Warranty Deed
0	0	1651157	1/27/2015	PERSONAL REP'S DEED

Outstanding Taxes

Tax Yr.	Bill #	Total Tax	Total Paid	Accrued Interest	Accrued Penalties	Remaining Bal.
2022	77	\$640.27	\$390.14	\$0.00	\$0.00	\$250.13

Permits Information:

Municipality: City of La Crosse
Property Address: 1003 CALEDONIA ST

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
-------------	--------	----------------	--------	-------------	----------

History Information:

Parent Parcel(s)

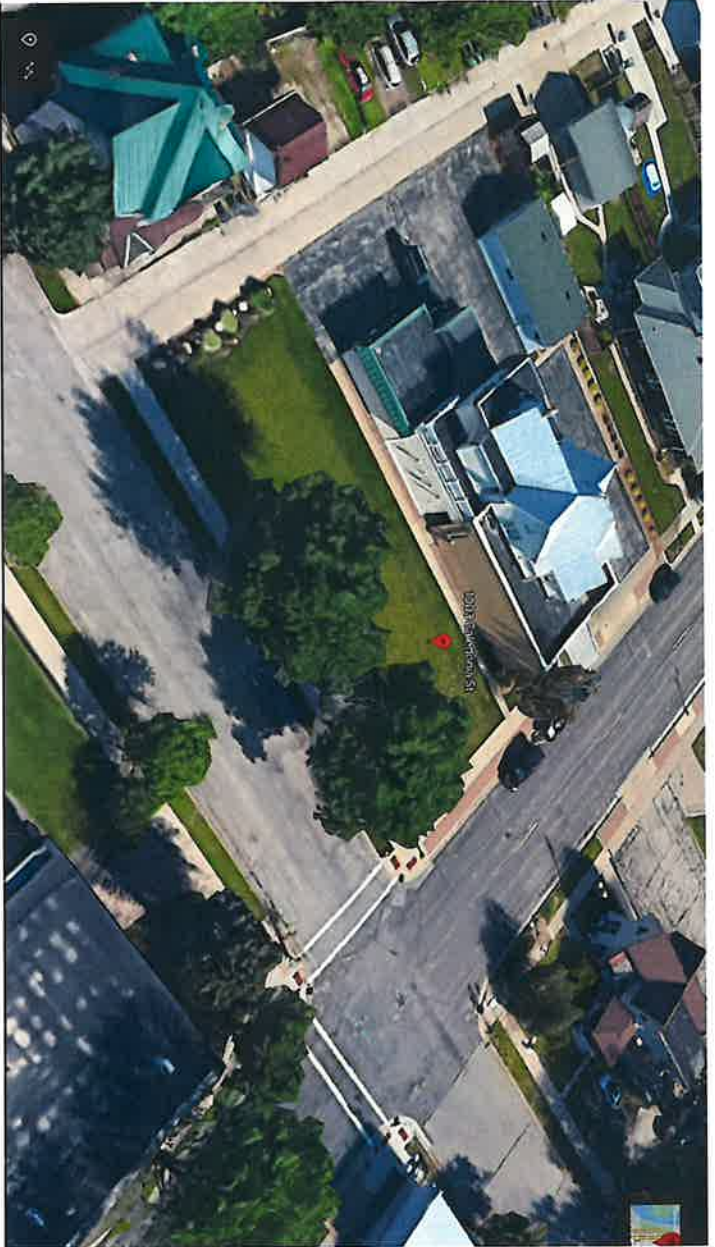
There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.

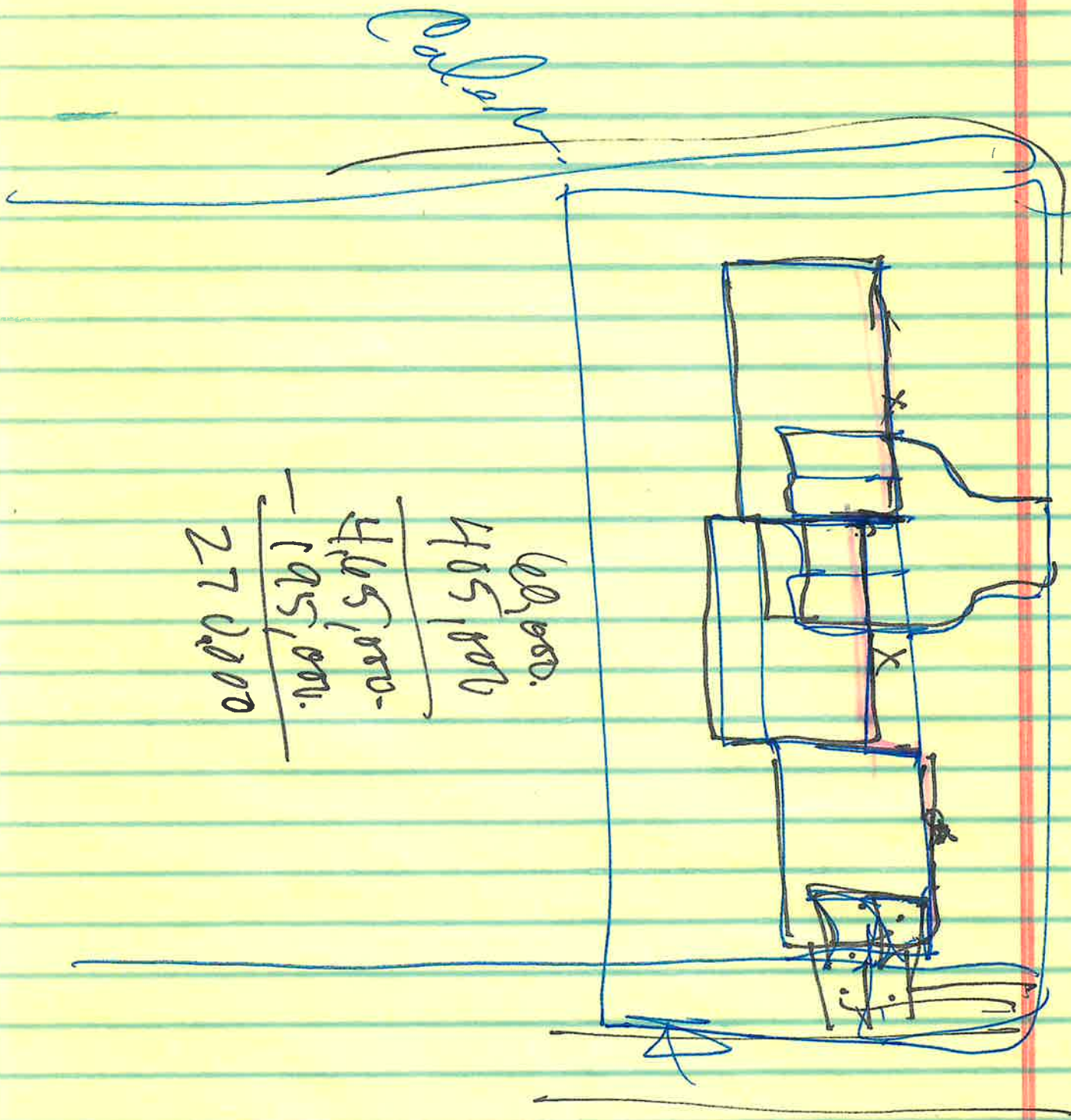


vacant lot 1003 Caledonia st.



Vacant lot 1003 Caledonia St.

Wall



60,000.
485,000
445,000-
195,000.
270,000

2415 Cass St.









