

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Terijo Louise Bowman
305 Heather Place
Holmen, WI. 54636

Owner of site (name and address):

Terijo Louise Bowman
305 Heather Place
Holmen, WI. 54636

Address of subject premises:

1740 State Street
La Crosse, WI 54601

Tax Parcel No.:

17-30230-140

Legal Description:

Family home built in 1925 by my Grandfather
used as a secondary home residence.

See attached Legal Description

Zoning District Classification:

C2-commercial

Proposed Zoning Classification:

residential use only - R5 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:

Secondary home for my residence only.
Summer and Fall occupancy.

Property is Proposed to be Used For:

Secondary home for my residence only.
Summer and Fall occupancy.

Proposed Rezoning is Necessary Because (Detailed Answer):

I did not know the property was zoned commercial and I would
like to have it zoned properly as a residence. I would like to
make improvements to the property as a residence.

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

All properties in the 1700 block of State Street are zoned
residential, including the Poncilli Newman Catholic Church which is
located on the westside of my property at 1740 State Street.

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

1740 State Street is my families home. Built in 1925 by my Grandfather. I grew up in that home and take a lot of pride in the property and its upkeep. It was gifted to me by my deceased father: Judd H. Bowman

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 8th day of June, 2017.

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.

Judd H. Bowman
(signature)

608-769-0733
(telephone)

May 6, 2021
(date)

JLBowman@hotmail.com
(email)

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 4th day of June, 2021

Signed: _____

Judd H. Bowman
Director of Planning & Development

AFFIDAVIT

STATE OF)
COUNTY OF) ss
)

The undersigned, Jerijo L. Bowman, being duly sworn states:

1. That the undersigned is an adult resident of the City of Village of Holmen, State of Wisconsin.
2. That the undersigned is (one) of the legal owner(s) of the property located at 1740 State Street, 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.

Jerijo L. Bowman
Property Owner

Subscribed and sworn to before me this 6th day of May, 2021.

Notary Public
My Commission expires _____.

City of LaCrosse



Correspondence should refer to Tax Parcel 17-20230-140

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

32-16 N-07 Acres 0.264 Document No 1696772

1740 STATE ST

METZGER & FUNK'S ADDITION LO T 1 BLOCK 24 & VAC ALLEY
ADJ ON E WHICH IS 22.4FT WIDE O N N & 18.3FT WIDE ON S
LOT S Z: 78.4 FR-74.3 R X 151JERIJO L BOWMAN
305 HEATHER PL
HOLMEN WI 54636

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value	0.025649683
42,000	126,300	168,300	0	92.0960166	Rate (Does NOT reflect credit)	
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by	A Star in this box means unpaid prior year taxes	
45,600	137,100	182,700	0	school levy tax credit 326.09		
Taxing Jurisdiction	2018	2019	2018	2019	% Tax	Net Property Tax
	Est. State Aids	Est. State Aids	Net Tax	Net Tax	Change	4,238.59
	Allocated Tax Dist	Allocated Tax Dist				
STATE OF WISCONSIN	0.00	0.00	0.00	0.00	0.00	
La Crosse County	2,032,657.00	2,076,766.00	599.22	616.06	2.80	
Local Municipality	12,953,495.00	13,244,804.00	1,749.22	1,748.11	-0.10	
LA CROSSE SCHOOL	31,199,497.00	33,615,214.00	1,626.76	1,688.33	3.80	
WTC	3,910,984.00	4,125,012.00	259.83	264.34	1.70	
		Total	4,235.03	4,316.84	1.90	
		First Dollar Credit	78.61	78.25	-0.50	
		Lottory Credit	0.00	0.00	0.00	
		Net Property Tax	4,156.42	4,238.59	2.00	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Year	Increase Ends
LACROSSESCHOOLRF464	\$3,190,677.00		2024
3		\$145.84	

On or prior to 07/31/20

Make Check Payable to:

Treasurer Office
PO BOX 2408
LA CROSSE WI 54602-2408

Total Due For Full Payment

Pay By 01/31/20 4,238.59

Installment Options

DUE DATE	AMOUNT
01/31/20	1,059.64
03/31/20	1,059.65
05/31/20	1,059.65
07/31/20	1,059.65

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time. See reverse.To receive receipt, enclose a self-addressed stamped envelope
All payments can be seen at www.lacrossecounty.org

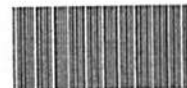
REMIT THIS WITH PAYMENT

2019 Real Estate Bill Number 5795

Correspondence should refer to number
Tax Parcel 17-20230-140City of LaCrosse
1740 STATE ST
METZGER & FUNK'S ADDITION LO**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/20	1,059.64
03/31/20	1,059.65
05/31/20	1,059.65
07/31/20	1,059.65

JERIJO L BOWMAN
305 HEATHER PL
HOLMEN WI 54636

1740 STATE ST LA CROSSE

Parcel: 17-20230-140
Internal ID: 30189
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.264
Township: 16
Range: 07
Section: 32

Abbreviated Legal Description:

METZGER & FUNK'S ADDITION LOT 1 BLOCK 24 & VAC ALLEY ADJ ON E WHICH IS 22.4FT WIDE ON N & 18.3FT WIDE ON S LOT SZ: 78.4 FR-74.3 R X 151

Property Addresses:

Street Address	City(Postal)
1740 STATE ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
JERIJO L BOWMAN	Owner	305 HEATHER PL	HOLMEN	WI	54636

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 4	
2012+ VOTING WARDS	2012+ Ward 9	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	1 UNIT	

Lottery Tax Information:

Lottery Credits Claimed: 0
Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 5790
Billed To:

JERIJO L BOWMAN
305 HEATHER PL
HOLMEN WI 54636

Total Tax: 4238.92

Payments Sch.

1-31-2021	1059.73
3-31-2021	1059.73
5-31-2021	1059.73
7-31-2021	1059.73

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.867962042
Assessed:	42000	126300	168300	Mill Rate	0.025607710
Fair Market:	48400	145500	193900	School Credit:	319.98
Taxing Jurisdiction:			2019 Net Tax	2020 Net Tax	% of Change
STATE OF WISCONSIN			\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 616.0600	\$ 635.1100	3.1000
Local Municipality			\$ 1748.1100	\$ 1788.0100	2.3000
LA CROSSE SCHOOL			\$ 1688.3300	\$ 1615.2700	-4.3000
WTC			\$ 264.3400	\$ 271.3900	2.7000

Credits:

First Dollar Credit: 70.86

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: 4238.92

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	12/17/2020	855872	0	\$ 4238.92	12/2020
			Totals:	\$ 4238.92	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2020	0.000	42000	126300	168300	5/7/2019

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
554	646	842234	8/30/1974	QCD PRIOR TO 9-1-81
573	634	856635	4/26/1976	WD PRIOR 9-1-81
629	754	897179	6/22/1979	RESOLUTION

Volume Number	Page Number	Document Number	Recorded Date	Type
0	0	1665411	10/26/2015	AGREEMENT
0	0	1671742	3/28/2016	Warranty Deed
0	0	1696772	7/21/2017	HT110
0	0	1671742	3/28/2016	Warranty Deed

Outstanding Taxes

There are no outstanding taxes for this property.

Permits Information:

Municipality: City of La Crosse
Property Address: 1740 STATE ST

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

Description	Per. #	Applicant Name	Status	Status Date	Activity
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History Information:

Parent Parcel(s)

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.

