

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Kevin A. Biondo

Owner of site (name and address):

Micah Anderson 203 9TH ST S LA CROSSE WI 54601

Address of subject premises:

1106-1108 Kina street

Tax Parcel No.: 1720188-50

Legal Description: SUBD BLOCK NO. 13 OF ALLEN OVERBAUGH & PETER BURNS ADDN W/

87.75 FT LOT 4 LOT 52: 87.75 x 125.42



PDD/TND: TND General Specific ___ General & Specific

Zoning District Classification: WR - WASHBURN RESIDENTIAL

Proposed Zoning Classification: TND - General

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 consistent with the policies of the Comprehensive Plan? Yes ___ No

Property is Presently Used For:
VACANT LOT. BEEN FOR SALE OVER A YEAR.

Property is Proposed to be Used For:
UP SCALE APARTMENT BUILDING 1 BEDROOM UNITS

Proposed Rezoning is Necessary Because (Detailed Answer):
TND ZONING IN ORDER FOR THE SITE TO HAVE THE FLEXIBILITY TO BUILD AN UPPER SCALE
APARTMENT BUILDING

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
CURRENTLY ON ALL 3 LOTS ACROSS THE STREET ARE COMERCIAL PROPERTY. THERE ARE
LARGER / OLDER DUPLEXES ON BOTH SIDES OF IT
CURRENTLY.

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

A NEW BUILDING THAT IS UPPER SCALE WILL ATTRACT QUALITY TENANTS REVITALIZING

The Immediate AREA BUT INCREASING THE TAX BASE OF LACROSSE

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 5 day of MAY 2021

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.

Agent Kevin A. B...
(signature)

608-386-7392 5-6-2021
(telephone) (date)

Kevin @bionolo Properties . Com
(email)

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 6th day of May, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Todd B Holtz
Notary Public
My Commission Expires: 12-15-2023

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

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

Review was made on the _____ day of _____, 20__.

Signed: _____
Director of Planning & Development

AFFIDAVIT

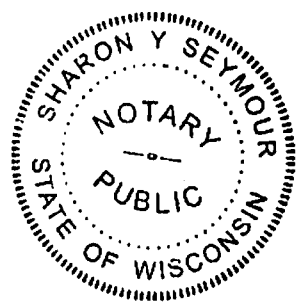
STATE OF Wisconsin
COUNTY OF LaCrosse^{ss}

The undersigned, MICAH ANDERSON, being duly sworn states:

1. That the undersigned is an adult resident of the City of LA CROSSE COUNTY, State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1106-1108 King street.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit district change of amendment (circle one) for said property.

Micah Anderson
Property Owner

Subscribed and sworn to before me this 6th day of May, 2021.
Sharon Y Seymour
Notary Public
My Commission expires 03/14/2023





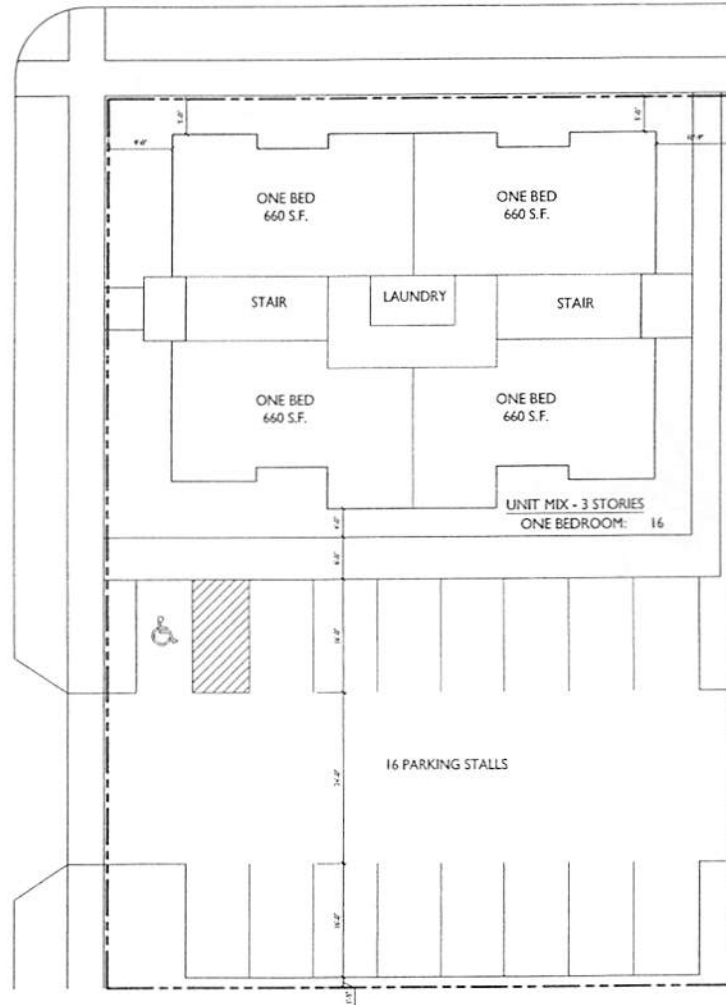
2 FRONT ELEVATION
 A-1.1 1/8" = 1'-0"



3 SIDE ELEVATION
 A-1.1 1/8" = 1'-0"

11th STREET S

KING STREET



1 FIRST FLOOR/SITE PLAN
 A-1.1 1/8" = 1'-0"

ISSUED
 Issued for Review - April 11, 2011

PROJECT TITLE
 King Street
 Development

1106 - 1108 King St
 La Crosse, Wisconsin
 SHEET TITLE
 First Floor Plan

SHEET NUMBER

A-1.1

PROJECT NO. 0000
 © Knothe & Bruce Architects, LLC



Example of our Architect's recent local work. The Abbey in Onalaska.

Contour Map for: 1108 King Street LaCrosse, WI

