

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Joe Bond Jr.
2925 LAKE Shore DR.
LA Crosse Wis. 54603

Owner of site (name and address):

LTT+A Rentals LLC
N 5558 Commerce Rd.
ONALASKA WI 54650

Address of subject premises:

1710 HAGAN ST
LA Crosse Wis 54601

Tax Parcel No.: 17-10228-20

Legal Description: Wachten Lot 2 Block 7 LOT SZ: 140 X 50

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: R2 - Residence

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

① Property is Presently Used For: Tiny Run Down House (Could Be Rental)

② Property is Proposed to be Used For: Would like To Build Zero Lot line Twin Homes

③ Proposed Rezoning is Necessary Because (Detailed Answer):
To Make Financial Sense A Twin Home Is A better Fit on This
Corner Lot.

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

Right Now There is a Tiny Home (400^{sq} Run Down),
What I would like To Build would be a New Smart, With Better Renters
or Owners (See Attached Plans)

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

I have been Invited in Most of The Neighbor Hood Redevelopment Meetings
They Talk About Higher Density Affordable Housing, That is
What I'm Proposing To Replace The Property on Lot Now.

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 30th day of MAY, 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.

Joe Bond Jr.

(signature)

608 783 6273 2/27/2018

(telephone)

(date)

Joe Bond Jr @ Hotmail.Com

(email)

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

Personally appeared before me this 27th day of February, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]

Notary Public
My Commission Expires: June 29, 2019

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

Review was made on the 27 day of February, 2018.

Signed: [Signature] on behalf of Jason Gilman
Director of Planning & Development

~~1743~~ Hagar St
1710

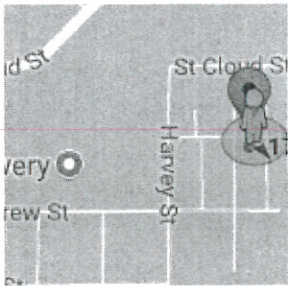


Image capture: Oct 2015 © 2018 Google

La Crosse, Wisconsin

 Google, Inc.

Street View - Oct 2015



Google Maps 1718 Hagar St

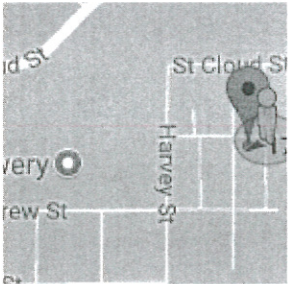


Image capture: Oct 2015 © 2018 Google

La Crosse, Wisconsin

 Google, Inc.

Street View - Oct 2015



1710 HAGAR St

Google Maps Oak St
From ↗



Image capture: Oct 2015 © 2018 Google

La Crosse, Wisconsin

 Google, Inc.

Street View - Oct 2015



1910
~~1248~~ Hagar St

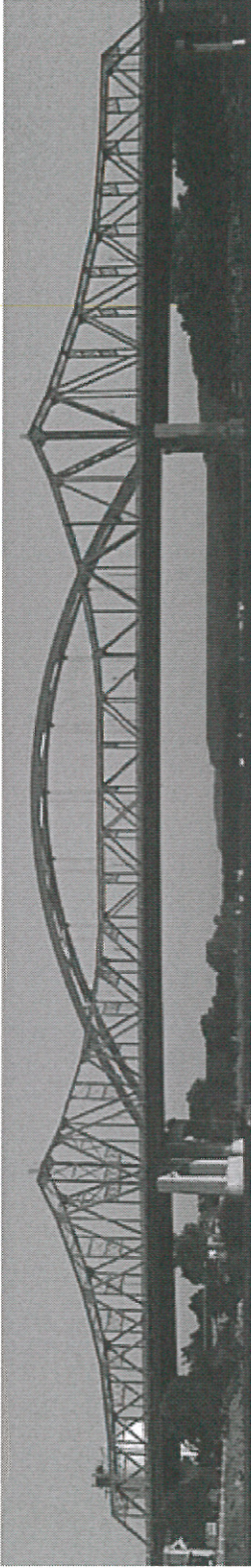






La Crosse County

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1710 HAGAR ST LA CROSSE

Parcel: 17-10228-20 Internal ID: 26433
Municipality: City of La Crosse Record Status: Current



Parcel Information:

Parcel: 17-10228-20
Internal ID: 26433
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.161
Township: 16
Range: 07
Section: 29
Qtr: SE-NE

Legal Description:

WACHTER LOT 2 BLOCK 7 LOT SZ: 140 X 50

Property Addresses:

Street Address
1710 HAGAR ST
City (Postal)
LA CROSSE

Parcel
Taxes
Outstanding Taxes
Assessments
Deeds
Permits
History



La Crosse County Tax Parcel Viewer

Search 1710 HAGAR ST

Parcel ID ▲ Address ▲ Owner Name ▲
 17-10228-20 1710 HAGAR ST LJT&A RENTALS LLC



1710 HAGAR ST

Tax Parcel ID (Click Link To View Details):

17-10228-20

Property Address: 1710 HAGAR ST

Municipality: City of La Crosse

School District: LA CROSSE SCHOOL

Owner Name: LJT&A RENTALS LLC

Owner Name: N/A

Owner Name: N/A

Owner Name: N/A

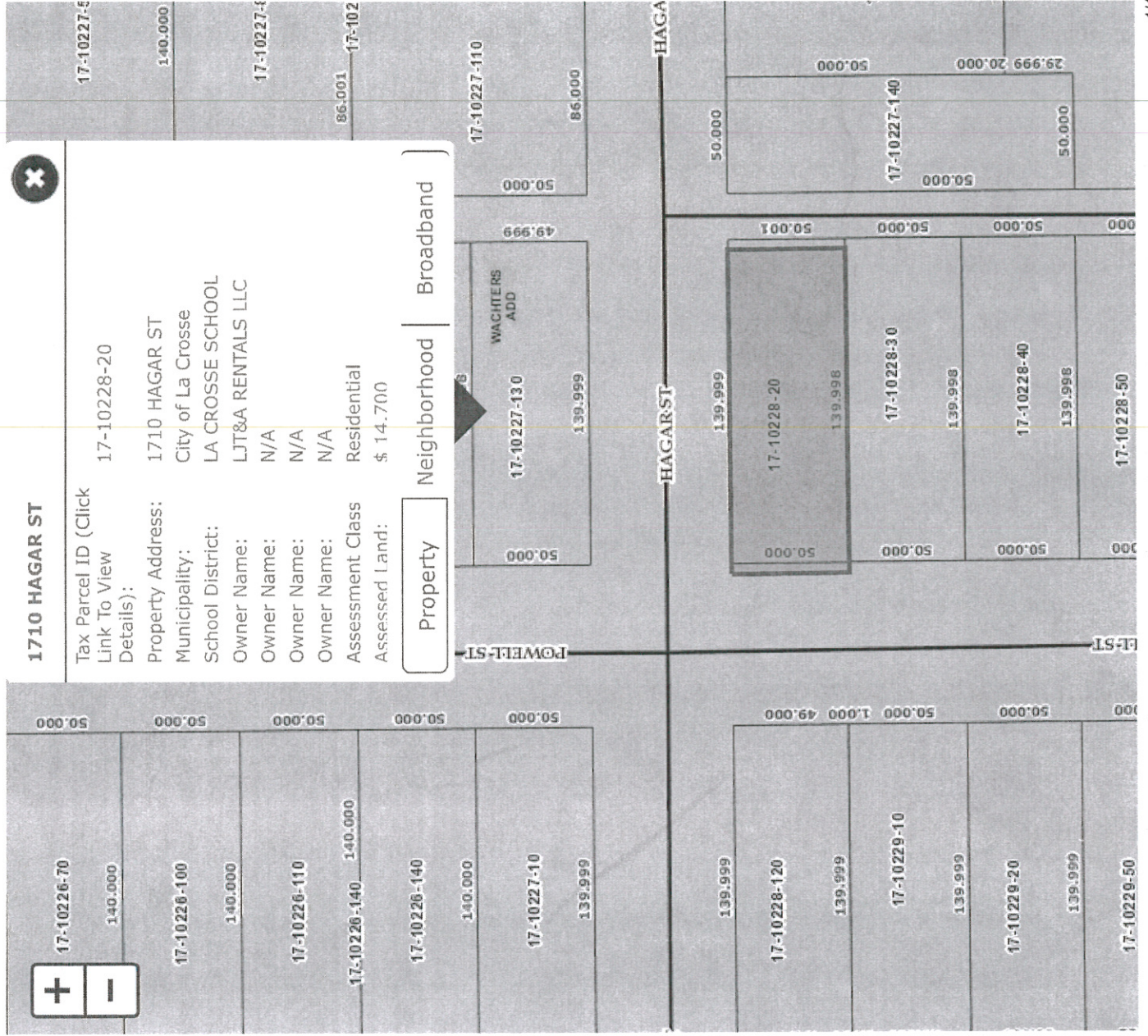
Assessment Class: Residential

Assessed Land: \$ 14,700

Property

Neighborhood

Broadband



210-212
Washburn St

Google Maps

Address
of Bld

Similar to Building
we want to build

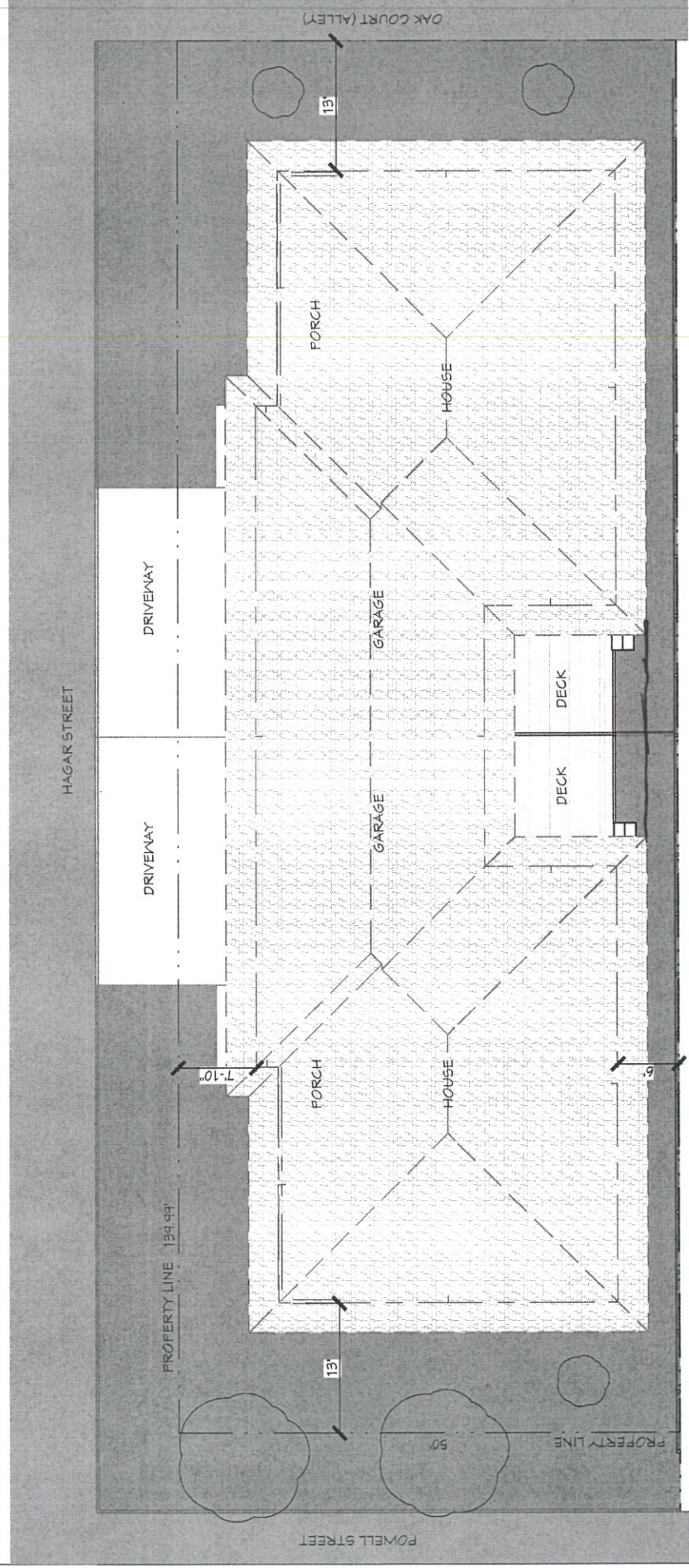


LA Crescent
St

NO.	DESCRIPTION	DATE

DATE:	2/26/2018
SCALE:	No Scale

CONCEPT - PLOT PLAN



POWELL STREET

HAGAR STREET

OAK COURT (ALLEY)

PROPERTY LINE 139.99'

PROPERTY LINE

DRIVEWAY

DRIVEWAY

PORCH

PORCH

HOUSE

HOUSE

GARAGE

GARAGE

DECK

DECK

13'

13'

7'-10"

50'

NO.	DESCRIPTION	DATE

DATE:	2/13/2018
SCALE:	No Scale

SHEET:

D-1.2

CONCEPT

