

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

~~Don Orosz~~ James Gundlach Top Notch
LaCrosse WI 3404 County Rd B
54601

Owner of site (name and address):

James Gundlach Top Notch Auto
3404 County Rd B LaCrosse, WI 54601

Address of subject premises:

3530 ~~3404~~ County Rd B
LaCrosse, WI 54601

Tax Parcel No.:

17-10315-814

Legal Description:

Certified Survey Map NO. 183 vol 19
Lot 1 DOC No. 1803067

Zoning District Classification:

C2- Commercial

Proposed Zoning Classification:

R1- Single Family

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:

Wooded Area Recreational Land

Property is Proposed to be Used For:

Building House on land

Proposed Rezoning is Necessary Because (Detailed Answer):

Zoning Done Already Residential for Building House

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

Wouldn't Impact my Business,
The New owner Lives on the Top of Hill
This won't effect my business at.

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

Because adding House

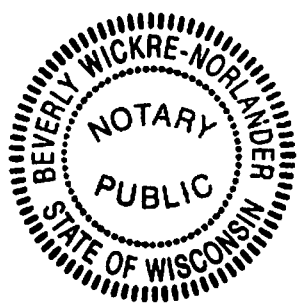
The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 1/18/23 day of _____.

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.

James Gundlach James Gundlach
(signature)
608-399-4988 1/18/23
(telephone) (date)
GunnRS.Top.Notch@gmail.com
(email)

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

Personally appeared before me this 18 day of January 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Beverly Wickre Norlander
Beverly Wickre Norlander
Notary Public
My Commission Expires: 10/13/2024

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

Review was made on the 25th day of January, 2023

Signed: [Signature] Plan Advisor
Director of Planning & Development

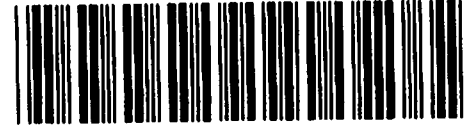


City of La Crosse, Wisconsin
400 La Crosse Street, La Crosse, Wisconsin 54601

INVOICE

00029523

TOP NOTCH AUTO LLC
3404 COUNTY ROAD B
LA CROSSE, WI 54601



Invoice Date: 07/08/2022 Due Date: 08/07/2022 Description: NONE

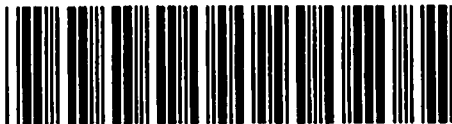
Permit: Land Disturbance - Land Disturbance LAND-022991-2022
3404 COUNTY ROAD B

	Fee	Quantity	Amount	Paid	Owed
Land Disturbance Permit		0.00	\$148.00	\$0.00	\$148.00
			<u>\$148.00</u>	<u>\$0.00</u>	<u>\$148.00</u>

Detach and include section below with payment:

Make Checks Payable To: City Treasurer, 400 La Crosse St., La Crosse, WI 54601
(Include Invoice/Account Number with Payment)

00029523



Invoice Date: 07/08/2022 Due Date: 08/07/2022 Description: NONE

Amount	Paid	Owed
\$148.00	\$0.00	\$148.00