

**PETITION FOR CHANGE TO CHAPTER 15, ZONING,  
OF THE CODE OF ORDINANCES  
OF THE CITY OF LA CROSSE**

Payment Amount:

350.00

**AMENDMENT OF ZONING DISTRICT BOUNDARIES**

Petitioner (name and address): WARM & COZY LLC  
16549 STATE HWY 131, GAYS MILLS WI 54631

Owner of site (name and address): WARM & COZY LLC  
16549 STATE HWY 131, GAYS MILLS WI 54631

Address of subject premises: 2326-2328 State St. LA CROSSE

Tax Parcel No.: 17-20069-70

Legal Description:

**ATKINSON'S 2ND ADDITION N 100FT LOT 9 BLOCK 2 LOT SZ: 51.2 X 100**

Zoning District Classification: R-1 - Single Family

Proposed Zoning Classification: R-2 - 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

Property is Presently Used For: Duplex see attached

Property is Proposed to be Used For: Duplex (see attached)

Proposed Rezoning is Necessary Because (Detailed Answer):

The Duplex status was under R1 zoning and the property became bank owned and fell vacant longer than one year. (see attached)

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

The rezoning will not be detrimental to the neighborhood as it will remain a duplex representing no change. It also is more valuable as a duplex. (see attached)

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

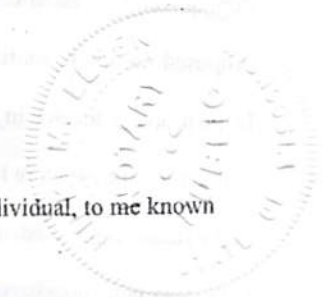
I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

John A. Duda  
(signature) as member  
(608) 306-1199 2/7/2014  
(telephone) (date)  
lara.joshua@hotmail.com  
(email)

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

Personally appeared before me this 7th day of Feb, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

William M. Eason  
Notary Public  
My Commission Expires: 6/23/17



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

Review was made on the 7th day of February, 2014  
Signed: Jeff Adler, Director of Planning & Development  
on behalf of Larry Kirck

# 2326 STATE ST LA CROSSE

Parcel: 17-20069-70  
Internal ID: 28443  
Municipality: City of La Crosse  
Record Status: Current  
On Current Tax Roll: Yes  
Total Acreage: 0.118  
Township: 16  
Range: 07  
Section: 33  
Qtr: SE-SW

## Abbreviated Legal Description:

ATKINSON'S 2ND ADDITION N 100FT LOT 9 BLOCK 2 LOT SZ: 51.2 X 100

## Property Addresses:

Street Address	City(Postal)
2326 STATE ST	LA CROSSE
2328 STATE ST	LA CROSSE

## Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
WARM AND COZY LLC	Owner	16549 STATE ROAD 131	GAYS MILLS	WI	54631

## Districts:

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

## Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 4
2012 + VOTING WARDS	2012+ Ward 9
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	OLDER DUPLEX

## Lottery Tax Information:

Lottery Credits Claimed: 0  
Lottery Credit Application Date:

# Tax Information:

## Billing Information:

Bill Number: 4386

Billed To: SECRETARY OF HOUSING & URBAN  
DEVELOPMENT  
4400 WILL ROGERS PKY STE 300  
OKLAHOMA CITY OK 73108

Total Tax: 5211.28

### Payments

Sch.

1-31-2014	2381.65
3-31-2013	943.21
5-31-2014	943.21
7-31-2014	943.21

## Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.983503
Assessed:	27300	101600	128900	Mill Rate	0.029909709
Fair Market:	27800	103300	131100	School Credit:	233.97
Taxing Jurisdiction:			2012 Net Tax	2013 Net Tax	% of Change
La Crosse County			\$ 477.51	\$ 487.24	2
Local Municipality			\$ 1579.5	\$ 1577.55	-0.1
LA CROSSE SCHOOL			\$ 1354.38	\$ 1445.16	6.7
State of Wisconsin			\$ 22.19	\$ 22.1	-0.4
WTC			\$ 276.7	\$ 323.31	16.8

### Credits:

First Dollar Credit:	82.52
Lottery Credit:	0.00

### Additional Charges:

Special Assessment:	0.00
Special Charges:	1437.89
Special Delinquent:	0.55
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00

Grand Total: 5211.28

## Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/22/2014	304969	0	\$ 5211.28	1/2014
			Totals:	\$ 5211.28	

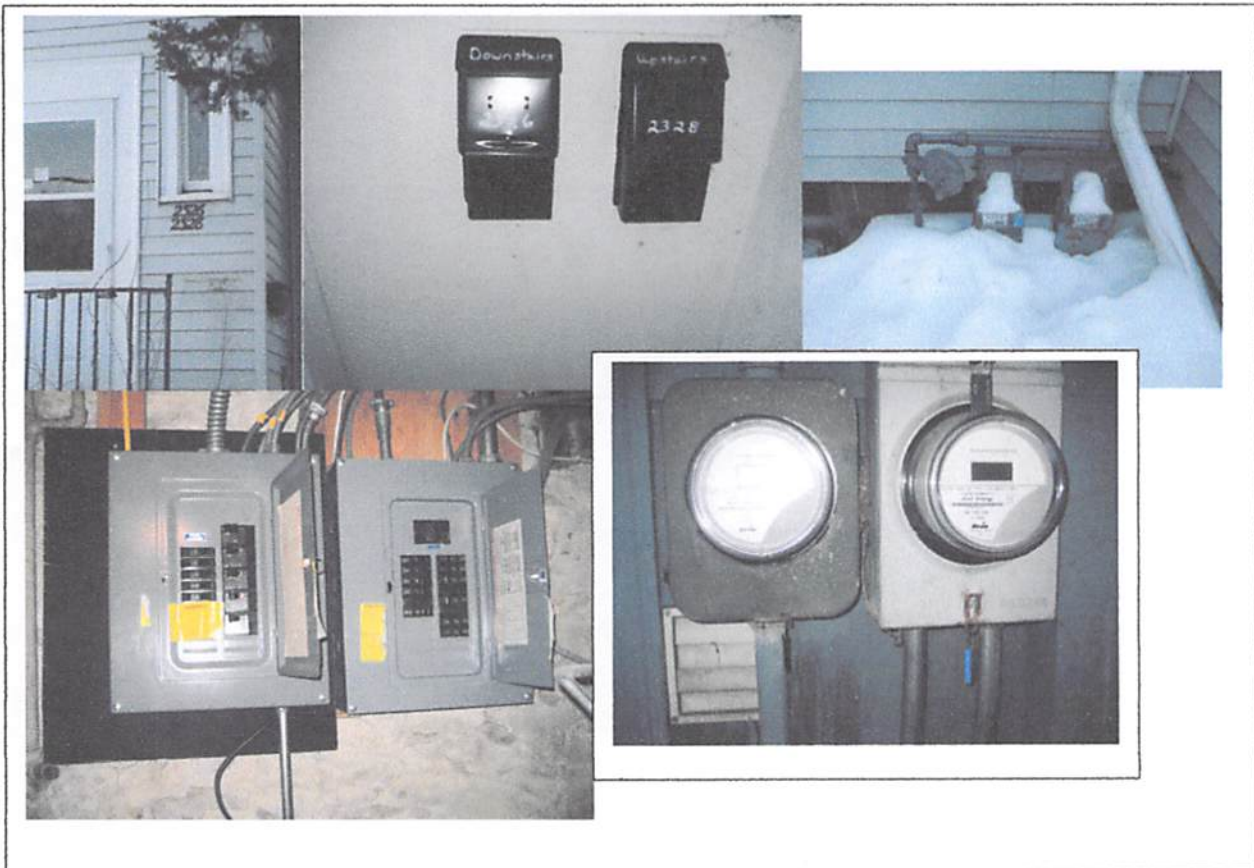


Dear City Of La Crosse Board Members,

I am writing to petition for change to zoning for the property at 2326 – 2328 State St. La Crosse, WI 54601. This property has been used as a duplex since before 1997 which is as far as the records could be found. The property became bank owned on February 12, 2013 and a declaration of vacancy was filed February 8, 2012 so it has fallen out of R-1 duplex status. It is our goal to clean up the duplex so as to provide quality housing to the University of Wisconsin La Crosse Campus Constituents.

**Property Is Presently Used For:**

The property at 2326/2328 State Street has been used as a duplex since before 1997 which when the records system was changed. The property was became bank owned in February of 2013 and was purchased by Warm and Cozy LLC in January of 2014. It was our intent to rehab the property and provide quality living space for students attending the University of Wisconsin La Crosse. When we pulled permits to start rehabilitating the home we were informed that it had passed the vacancy requirement and had become single family status. The property has been used for a duplex for many years, it has completely separate entrances, separate heating sources, separate electric meters, separate gas meters, and separate addresses. (See the following photos)



**Property Is Proposed To Be Used For:**

We are proposing to continue to use the property as a duplex. Our purpose in purchasing the property was to rehab it and make it into a quality living space for students attending the University of Wisconsin La Crosse. We have done many rehabs (see photos) in the last few years and we sell some with land contract. As students see our beautiful homes many have contacted us looking for the quality we provide only to be disappointed that we are looking to sell the homes and not straight rent them. As per this demand we have been looking for opportunities to provide such housing to students attending the University Of Wisconsin La Crosse. When we purchased this property we believed we were going to be able to rehabilitate this duplex and provide such quality living spaces to rent to students. We are seeking your help in allowing this property to remain a duplex as many parents are looking to have their children be able to attend the University of Wisconsin La Crosse all the while living in a safe residential neighborhood.

**Properties Rehabbed In the City Of La Crosse.**







**Proposed rezoning is necessary because (detailed answer):**

The property at 2326/2328 State Street has been used as a duplex since before 1997 it has passed the vacancy requirement and has become single family status. There are many difficulties to this property as a single family residence. Since the property has been used for a duplex for many years, it has completely separate entrances, separate heating sources, separate electric meters, separate gas meters, and separate addresses. There is no room for a garage for any future family that would live here as the rear of the lot has another single family home on it. There is currently no interior connecting passage between the first and second floors so you must go outside to get into the upstairs. We are seeking your help in overcoming these difficulties allowing this property to have R-2 zoning status.

**Proposed Rezoning Will Not Be Detrimental To The Neighborhood Or Public Welfare Because (Detailed Answer):**

The rezoning of the property at 2326/2328 State Street will not be detrimental to the neighborhood or public welfare because it will be rehabilitated to make it into a quality living space for students attending the University of Wisconsin La Crosse. This property has been used as a duplex since before 1997 and as such will not be changing the neighborhood from how it has been in the past. Since the property has no room to build a garage it could attract single family home owners who are not interested in the public welfare or quality of the neighborhood. We are proposing and are seeking your help in allowing this property to remain a duplex as students who attend the University of Wisconsin La Crosse are looking to live in a safe residential neighborhood.

**Proposed Rezoning Will Not Be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions, And Policies Because (Detailed Answer):**

The city's long range comprehensive plan goals, objectives, actions, and policies will not be affected negatively by the property at 2326/2328 State Street being zoned R-2 because it affords a more equal opportunity for all residents to live close to the University of Wisconsin La Crosse. In the past few years we have seen many duplexes disappear even as the demand by students for such housing has been on the rise.

The overall goal of the city's long range comprehensive plan is to encourage quality neighborhoods, foster rising property values, and to see housing stocks not only maintained but improved. By allowing this duplex at 2326/2328 State Street to be zoned R-2 the City Of La Crosse will accomplish all three. The neighborhood will be accessible to constituents who do not want to own a home, the property is more valuable as a duplex than a single family home, and as we found out the zoning issue by pulling permits to rehabilitate this duplex it is not only going to be maintained but improved. Let's work together to make this neighborhood a better place to live, to improve the quality of housing stocks and allow the neighborhood to include the opportunity for all income levels not just those who can afford a mortgage. Let's keep this duplex at 2326/2328 State Street by allowing it to be zoned R-2.

Please support keeping the duplex at 2326/2328 State Street by allowing this duplex to be zoned R-2.

Thank you for your time and consideration,

Sincerely,



Joshua Dudgeon as Member

Warm and Cozy LLC



# Come Home

Quality Living Through Quality Home Rehabilitation!

