

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

George Keith Brown
2945 Baier Lane, La Crosse, WI 54601

Owner of site (name and address):

George Keith Brown
2945 Baier Lane, La Crosse, WI 54601

Address of subject premises:

818 Vine St, La Crosse, WI 54601

Tax Parcel No.: 17-20167-050

Legal Description (must be a recordable legal description; see Requirements):

Lot 12 in Block 5 of T. Burns, G. Farnam and P. Burns Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

T BURNS G FARNUM & P BURNS ADDITION LOT 12 BLOCK 5 LOT SZ: 145 9/12 X 57FT 9 1/2IN

SEC Attached

Zoning District Classification:

CI Local Business

Proposed Zoning Classification:

R6 - Special Multiple

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:

Since being built in the late 1800's this portion of the property has always been residential. Due to this portion of the property being vacant for over 1 year, it is losing the grandfathered residential status. The property was used as residential housing prior to being vacated and boarded up over 15 years ago.

Property is Proposed to be Used For:

Low-Density Residential. It is proposed to being re-zoned back to residential in an effort to revitalize while keeping its historic charm.

Proposed Rezoning is Necessary Because (Detailed Answer):

The property would have no use if it cannot be rezoned. In an effort to improve the property and general appearance for the surrounding neighborhood it is requested to be rezoned back to residential. If allowed the property would be valuable housing.

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

Revitalization is pertinent to this area and the space is monitored by adjacent office space. This low-density residential use property (our missing middle housing) would be in-line with the comprehensive plan goals for the Washburn neighborhood.

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

The property will be gainful for all involved and will provide affordable housing to assist La Crosse's Comprehensive Plan goals of sustainable places to live, safe neighborhoods and assist with racial and ethnic diversity by following fair housing guidelines.

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 6th day of November, 2024.

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.

Gene Keith Bu
(signature)

(608)790-5739
(telephone)

11/06/2024
(date)

kb4rent@gmail.com
(email)

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

Review was made on the 11th day of November, 2024.

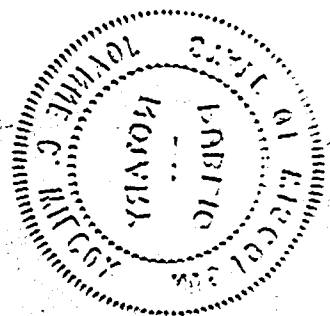
Signed: *[Signature]*, Planning Manager
Director of Planning & Development

Faint, illegible text, possibly a header or introductory paragraph.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



State Bar of Wisconsin Form 1-2003
WARRANTY DEED

E-RECORDED simplified

THIS DEED, made between Gary D. Rudy, a single person

 _____ ("Grantor," whether one or more),
 and George Keith Brown, a single person

 _____ ("Grantee," whether one or more).

ID: 1821911
 County: La Crosse
 Date: 7/01/24 Time: 2:17PM

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Name and Return Address
 George Keith Brown
 2835 S 31st St
 La Crosse, WI 54601

104053

Lot 12 in Block 5 of T. Burns, G. Farnam and P. Burns Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

17-20167-050

Parcel Identification Number (PIN)

This is not homestead property.

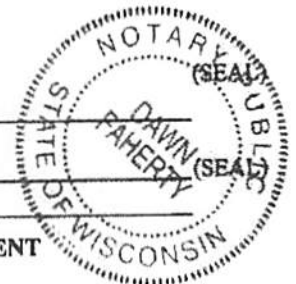
Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated July 1, 2024

* Gary D Rudy (SEAL) *

 Gary D. Rudy

* _____ (SEAL) *



AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
 authenticated on _____

STATE OF WISCONSIN)
) ss.
LA CROSSE COUNTY)

* _____
 TITLE: MEMBER STATE BAR OF WISCONSIN
 (If not, _____
 authorized by Wis. Stat. § 706.06)

Personally came before me on 7-1-24,
 the above-named Gary D. Rudy

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

This instrument drafted by:

* Dawn Faherty
Dawn Faherty, Notary Public, State of Wisconsin
 My Commission is permanent/expires: 3/10/26

Nathan P. Skemp, Moen Sheehan Meyer, Ltd
201 Main St., Ste 700, La Crosse, WI 54601

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

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FORM NO. 1-2003

* Type name below signatures.

65'

40'

Commercial
Multi-Use

Deck

Stairs
Patio

Proposed
Low-Density
Residential

enclosed
Porch

36'

17-20167-50

GEORGE

KEITHBROWN

17-20167-50

GEORGE

KEITHBROWN

40'

Green
Space

38'

31'

Garage

