

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

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address): Gary + Brenda Lass
2110 Esther Dr Onulaska WI 54650

Owner of site (name and address): Gary + Brenda Lass
2110 Esther Dr Onulaska WI 54650

Address of subject premises: 1409-1411 Nakomis Ave La Crosse WI

Tax Parcel No.: 17-10675-390

Legal Description: Lot 39 of Second Addition to Hiawatha
Island Addition City of La Crosse, La Crosse
County

Zoning District Classification: R-1

Proposed Zoning Classification: R-2

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 - rental

Property is Proposed to be Used For: new construction side x side
owner occupied twin homes

Proposed Rezoning is Necessary Because (Detailed Answer):
Current zoning since
annexation to city of R-1 does not allow
zero lot line twin home construction. Current non-
conforming use - duplex is in state of disrepair.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
Current use as duplex since 1960. Proposed rezone and
new construction highest & best use of that site. There
are also 2 duplexes immediately across the street
so not considered spot zoning.

Sec. 15.34 of Code of Ordinances, City of La Crosse
Rev. 10/13
Current assessed value = \$239,200
proposed value total = \$650,000

350.00

Payment Amount:

CITY OF LA CROSSE, WI
General Billing - 115229 - 2014
000701-0022 Amber W. 04/25/2014 10:46AM
164324 - LASS, GARY D

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

Change in use from non owner occupied 2 family
to owner occupied single family zero lot line.
Currently 2 duplexes across street so spot zoning not
an issue.

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 24 day of April, 2014.

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.

Gary Lass Broker/less
(signature)

608-780-9395
(telephone)

4-24-14
(date)

garylass@ghrealtors.com
(email)

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

Personally appeared before me this 24 day of April, 2014, the above named individual(s) to me known to be the person who executed the foregoing instrument and acknowledged the same.

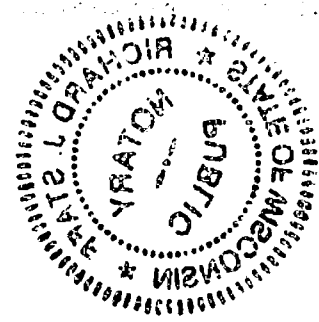


[Signature]
Notary Public
My Commission Expires: plm

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

Review was made on the 25th day of April, 2014.

Signed: [Signature], Director of Planning & Development
on behalf of Larry Kuch.



AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, GARY LASS, being duly sworn states:

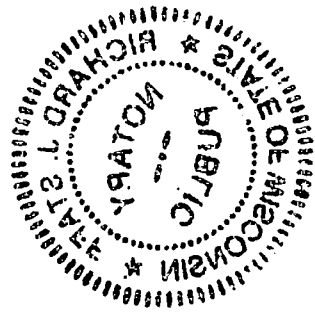
1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1409-1411 Nubom's Ave LaCrosse
3. By signing ~~this affidavit~~, the undersigned authorizes the application for a conditional use permit (district change or amendment) (circle one) for said property.

Gary Lass

Subscribed and sworn to before me this 24 day of April, 2014.

[Signature]
Notary Public
My Commission expires perm





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Cortez 11-011

A secluded entry courtyard hides behind the decorative double doors of this Mediterranean-style home. Inside, high plant shelves mark the boundary between the living and dining rooms, both of which are vaulted. From the kitchen sink, you can keep tabs on the living room and nook, or gaze out across the covered terrace and beyond.

Click items to enlarge

Mirror Images



Cortez - Mediterranean Home Plan - Front Elevation

Example of Proposed new use (1/2)

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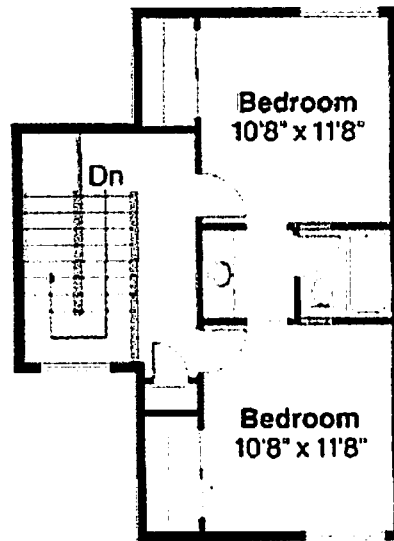
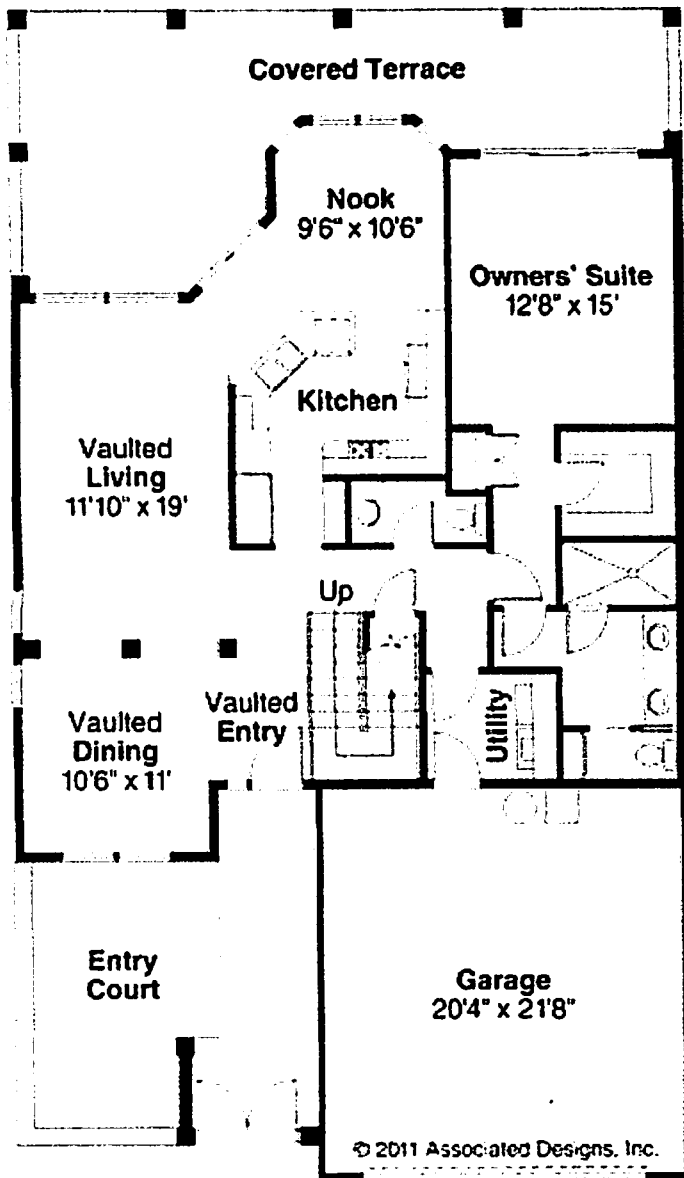
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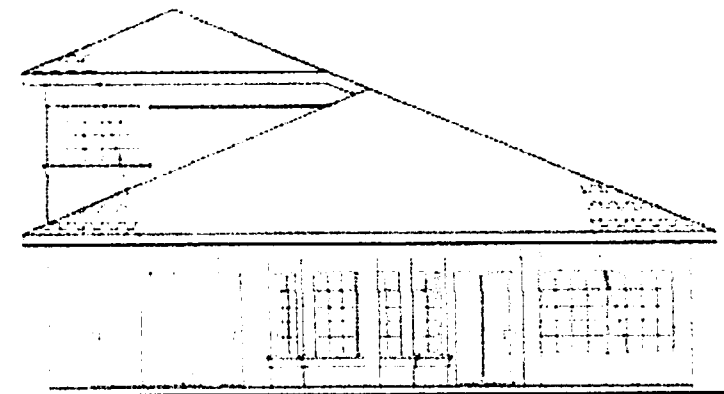
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Proposed new floor plan (1/2)



Cortez - Floor Plan



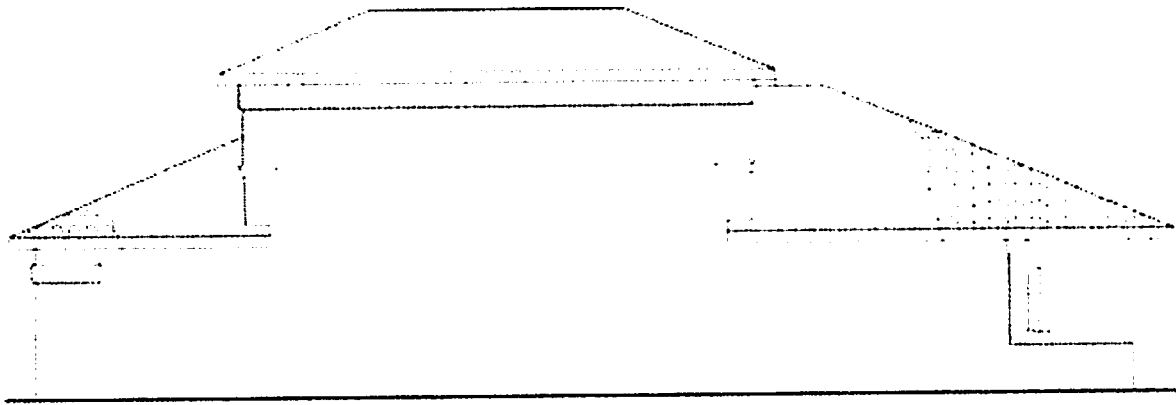
Cortez - Rear Elevation

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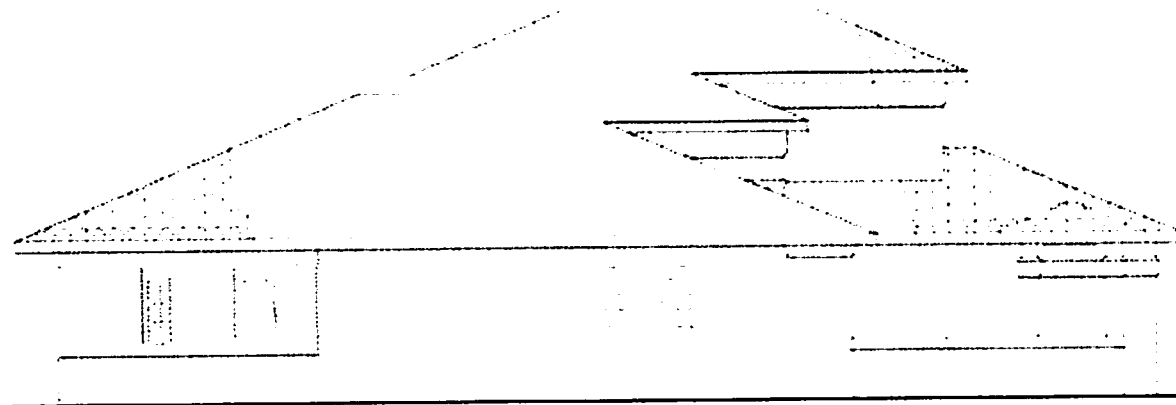
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Proposed



Cortez - Right Side Elevation



Cortez - Left Side Elevation

Contemporary Cortez fits on narrow lot

The three-bedroom Cortez is a contemporary stucco home designed with a zero lot line concept in mind. It is only 38 feet wide and has no windows along the right side.

This design concept is brought into play when additional privacy is desired along one of the lot lines, or when a builder wants to construct two mirror-image units in a duplex configuration. This allows each of the units to have one wide side yard instead of two narrow ones.

If these concerns aren't relevant, windows could be added, but the home is already richly glassed. The rear of the Cortez has more windows than walls, facing out across a covered terrace that can be screened. Sliding glass doors provide access from the kitchen/nook area and owners' suite.

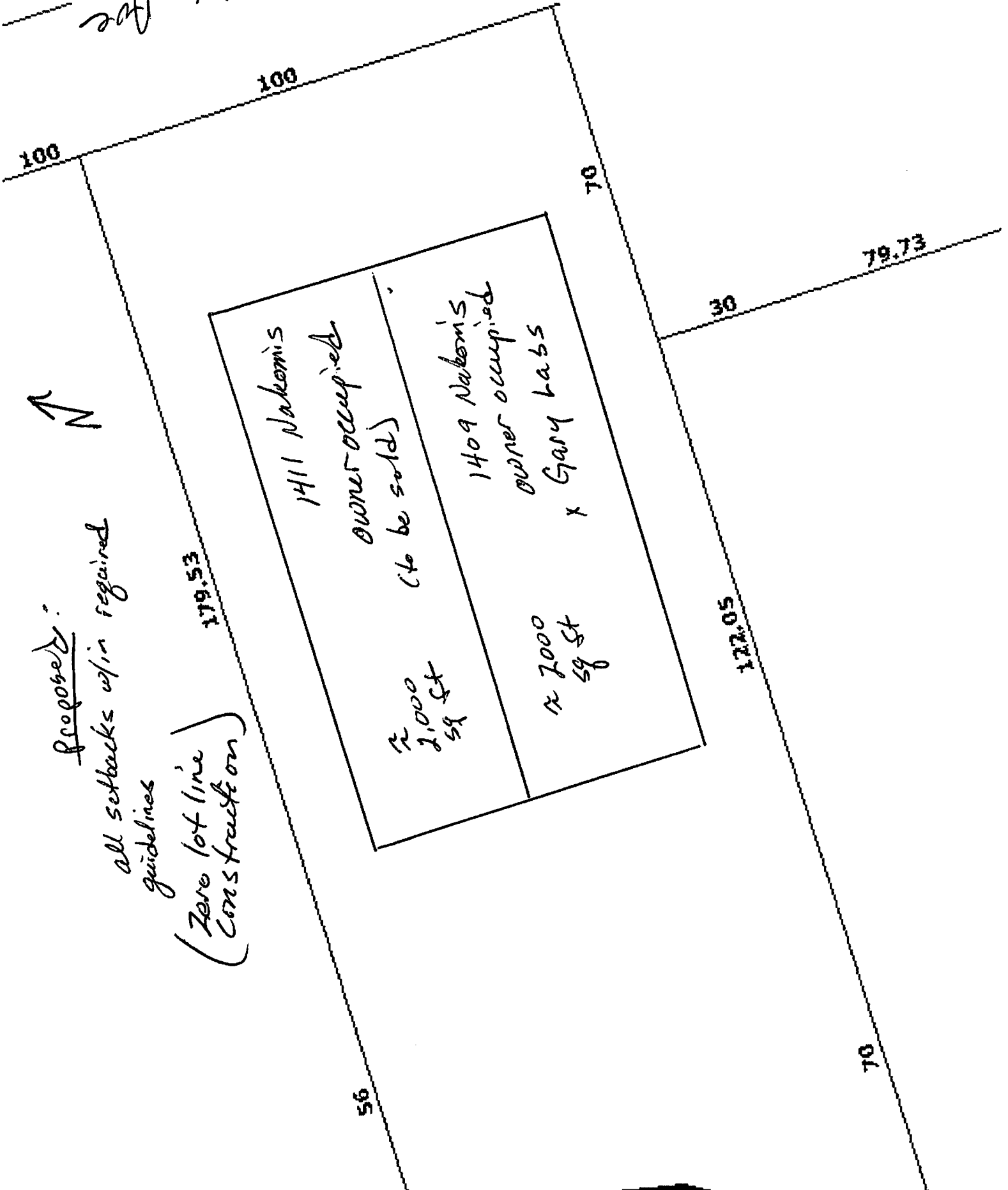
And from the dining room, you gaze into an enclosed courtyard through wide windows, crowned by an arched transom. Inside, a columned archway echoes the graceful curves of the windows and defines the boundary between the dining room and the airy, vaulted living room.

Counter and storage spaces are plentiful in the kitchen. A powder room is centrally located, close to the front door and a pass-through utility room that opens into the garage.

Proposed:

all setbacks w/in required guidelines

(Zero lot line construction)



Run Date: April 24, 2014

2013 Property Record
La Crosse County, WI
City of La Crosse

Parcel ID: 17-10675-390

Deed Information:

Property Description:	Assessed Acreage:	0.54	Volume	Page	Document	Recorded	Type
1409 NAKOMIS AVE			781	343	987909	1987-01-07	Land Contract
**Multiple Addresses on file			978	964	1088798	1993-04-12	Warranty Deed
Sec/Twn/Rng/Qtr: 19-16-07 NW-SE			978	965	1088799	1993-04-12	Warranty Deed
2ND ADD HIAWATHA ISLANDS ADD			1397	885	1258862	2000-09-13	AFFIDAVIT
LOT 39							
LOT SZ: 100 X 185							

Owner(s):	Relation	Mailing Address	City	St	Zip
GARY LASS	Owner	2110 ESTHER DR	ONALASKA	WI	54650
BRENDA L LASS	Owner				

Districts:

Additional Parcel Information:

Code	Description	Taxation District	Category	Description
2849	LA CROSSE SCHOOL	Y	2012+	2012+ Supervisor District 1 VOTING SUPERV ISOR
			2012 +	2012+ Ward 1 VOTING WARDS
			POSTAL	LACROSSE POSTAL DISTRICT 54603 DISTRIC T

Tax Information:

Tax Year: 2013

General Tax: \$7,037.76	Total Woodlands: \$0.00	Total Due: \$7,966.68	Total Mill Rate: 0.029909709
Lottery Credit: \$0.00	First Dollar Credit: 82.52	Special Charges: \$1,011.44	
Total Assessed Value: \$235,300.00	Total Fair Market Value: \$239,200.00		

Assessments: Values are still subject to SS70.43 for corrections; or SS70.44 for omitted property; or SS70.47 for Certiorari appeals.

!!!!These values have not been finalized through the Local Board of Review Adjournment and are subject to change!!!!

Class	Description	Acreage	Land	Improvement	Total	Last Modified
G1	Residential	0.54	\$139,500.00	\$95,800.00	\$235,300.00	2011-04-21

(for more detailed and complete information on any category, go to Land Records Information Website at <http://www.co.la-crosse.wi.us/LandRecordsPortal/Default.aspx>)

