

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Helfrich Enterprises  
601 Copeland Ave  
La Crosse, WI 54603

Owner of site (name and address):

Helfrich Enterprises  
601 Copeland Ave  
La Crosse, WI 54603

Address of subject premises:

607 Copeland Ave  
La Crosse, WI 54603

Tax Parcel No.: 17-10025-130

Legal Description:

30-16 N-07 Acres 0.163  
NORTH LA CROSSE LOT 12 BLOCK  
35 LOT SZ: 50 X 142

Zoning District Classification: <sup>M1-</sup> Light Industrial

Proposed Zoning Classification: <sup>M2-</sup> Heavy Industrial

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:

Currently a single family house

Property is Proposed to be Used For:

24' x 114' Self storage unit building



Proposed Rezoning is Necessary Because (Detailed Answer):

As it is, light industrial does not allow us to use the property for our intended purpose. By changing the zoning to heavy industrial, it would be more in-line with the surrounding properties & area.

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

The neighborhood is already a mix of various commercial & industrial properties. The neighborhood association, the Common Council Member & all of the immediate neighbors are in support of the proposed plans. In addition, there is already a self-storage building on the neighboring property.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):  
While the rezoning may not fit with the original Comprehensive Plan, we do believe that it does fit with the overall goal of making La Crosse a desirable place to operate a business. Our proposed plan also is better suited for how the neighborhood has changed & grown over the past 10 years.

***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 October \_\_\_\_\_, 1995 \_\_\_\_\_.***

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.

  
\_\_\_\_\_  
(signature)

608-784-6986 \_\_\_\_\_ 03/25/2021 \_\_\_\_\_  
(telephone) (date)

helfrichenterprise@centurytel.net \_\_\_\_\_  
(email)

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

Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

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

Review was made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

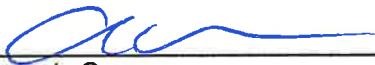
Signed: \_\_\_\_\_  
Director of Planning & Development

AFFIDAVIT

STATE OF )  
  ) ss  
COUNTY OF )

The undersigned, Helfrich Enterprises, being duly sworn states:

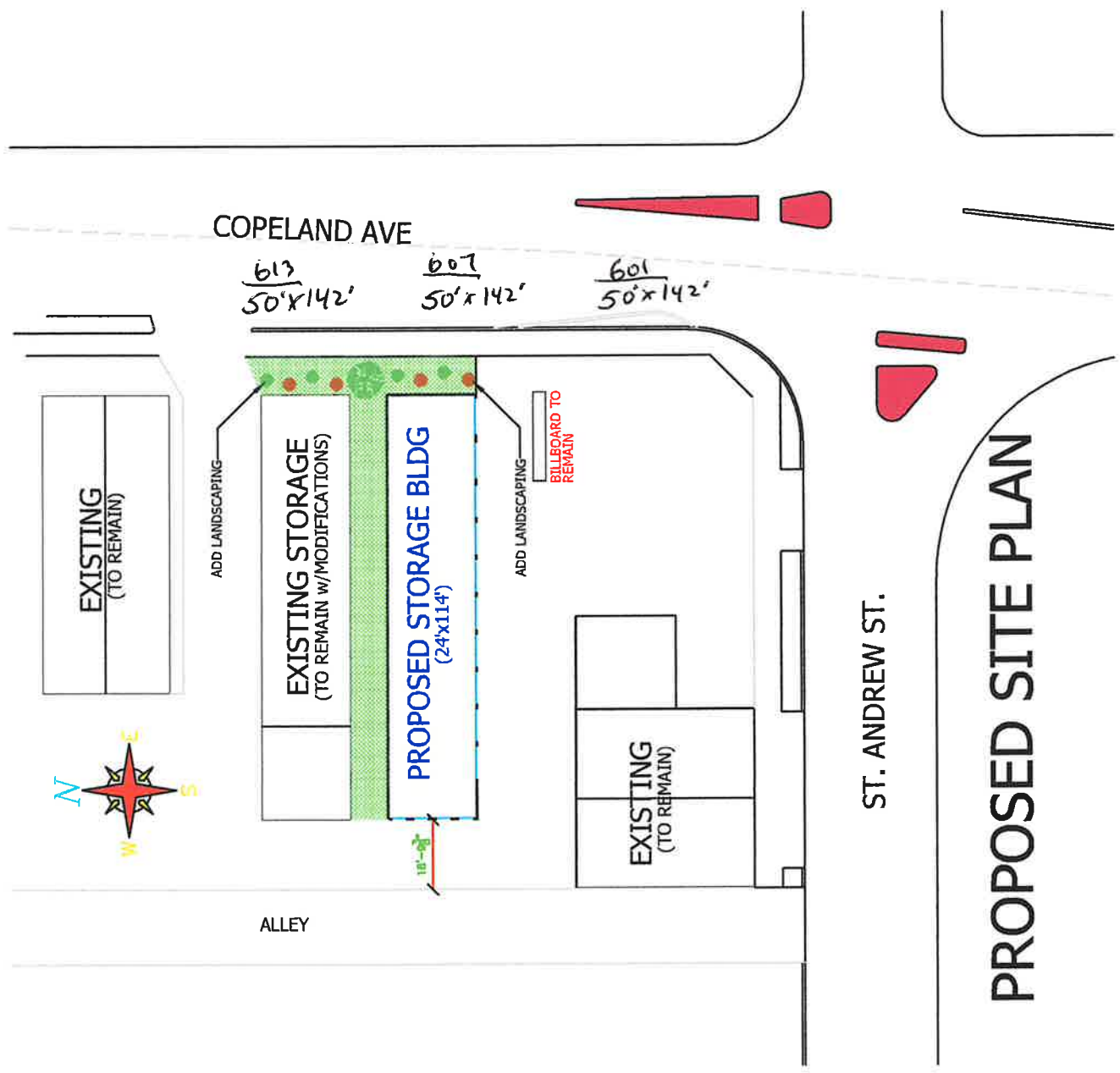
1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 607 Copeland Ave.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

  
\_\_\_\_\_  
Property Owner

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

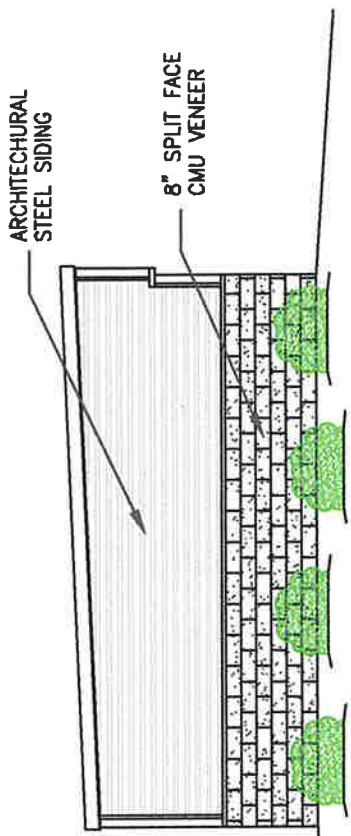
\_\_\_\_\_  
Notary Public  
My Commission expires \_\_\_\_\_.

607 Copeland Ave

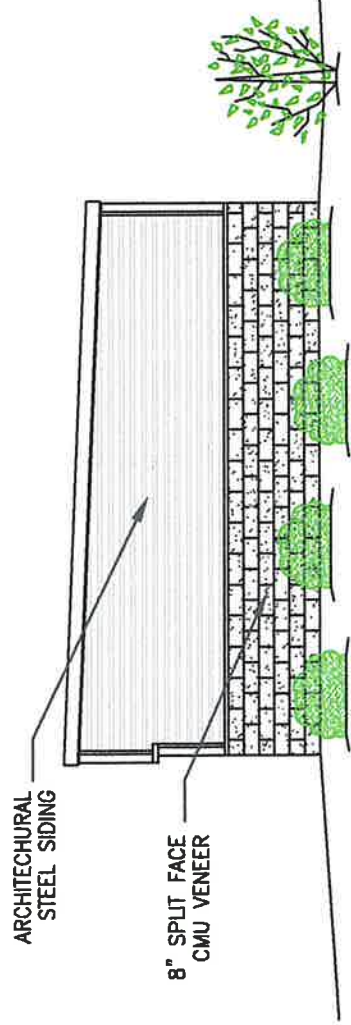


607 Copeland Ave

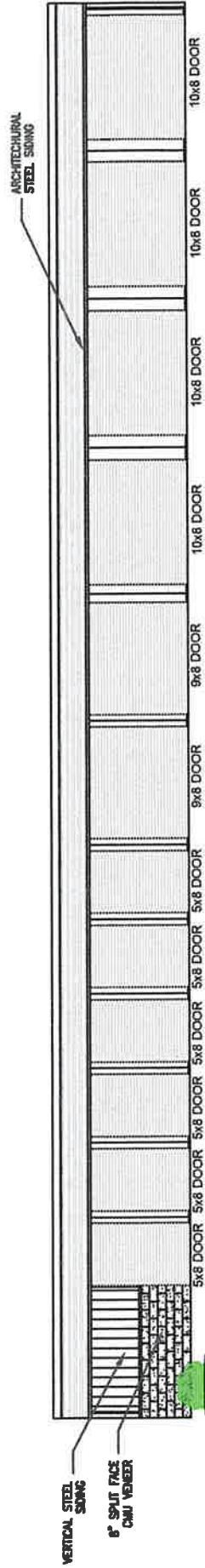
### EXISTING STORAGE



### PROPOSED STORAGE



607 Copeland Ave



607 Copeland Ave

