

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

SPIES CONSTRUCTION LLC

Owner of site (name and address):

SPIES CONSTRUCTION LLC, 2011 Liberty St

Address of subject premises:

1402 6th St S

Tax Parcel No.:

17-30079-120

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

the North 53 feet 11 inches of Lot 1 in Block 4 of Second Plat of B.B. Healy's Addition to the City of LaCrosse, LaCrosse County, Wisconsin (see attached)

Zoning District Classification:

TND - General

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:

Vacant

Property is Proposed to be Used For:

Single family dwelling

Proposed Rezoning is Necessary Because (Detailed Answer):

CURRENTLY TND - needed because proposed development can

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

because surrounded by single family,

set in R-1 zoning district

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

middle of residential neighborhood

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 27th day of Sept, 2023.

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.

Delores M Spies  
(signature)

607-386-0845  
(telephone)

10/5/2023  
(date)

spies@centurytel.net  
(email)

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

Review was made on the 5th day of October, 2023

Signed: [Signature]  
Director of Planning & Development

*1402 S. 6th*

State Bar of Wisconsin Form 2-2003  
**WARRANTY DEED**

Document Number

Document Name

**THIS DEED**, made between Gundersen/City of La Crosse Neighborhood Development Corporation a/k/a Gundersen City of La Crosse Neighborhood Development Corporation, ("Grantor," whether one or more), and Spies Construction, LLC, a Wisconsin limited liability company

(("Grantee," whether one or more).  
Grantor, for a valuable consideration, conveys and warrants 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):

The North 53 feet 11 inches of Lot 1 in Block 4 of Second Plat of B.B. Healy's Addition to the City of La Crosse, La Crosse County, Wisconsin.

Recording Area

Name and Return Address

**New Castle Title**  
750 N 3rd Street, Suite B  
La Crosse, WI 54601

17-30079-120

Parcel Identification Number (PIN)

This is not homestead property.  
(is) (is not)

Exceptions to warranties:-

Dated Sept. 27, 2023

Gundersen/City of La Crosse Neighborhood Dev. Corp.

(SEAL)

*Alan Eber*

(SEAL)

\* Alan Eber, President

(SEAL)

*Mitch Reynolds*

(SEAL)

\* Mitch Reynolds, Director

**AUTHENTICATION**

Signature(s)

authenticated on

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )

LA CROSSE )

COUNTY )

Personally came before me on 9-27-23

the above-named Alan Eber and Mitch Reynolds

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

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

*Dawn Faherty*

\* Dawn Faherty

Notary Public, State of Wisconsin

My Commission (is permanent) (expires: 3/10/26)

THIS INSTRUMENT DRAFTED BY:  
Legal Department  
400 La Crosse St., La Crosse WI 54601

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

\* Type name below signatures.