

## Proposal for Rezoning at 719 Losey Blvd

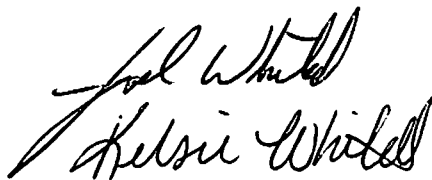
Greetings fellow community members,

The property at 719 Losey Blvd N is under new ownership and a proposal for rezoning the property is being submitted. The intent for this proposal to rezone the property is to restore this residence to the intended use it was built for. This property was built as two side by side residences creating a duplex, but was converted to a single family residence some years ago. The property currently contains 6 total bedrooms as a single family residence.

The proposed change is rezoning this property back to two residences and the associated property upgrades for the building to safely and formally function as two separate residences. In the past, this property has been poorly utilized and maintained for community style living and has created nuisance for the neighborhood. The proposed improvements would create two separate residences with 3 bedrooms and 2 bathrooms per residence. This will allow for the number of occupants to remain low and for nuisance behaviors/issues to be less likely in this setting with few occupants in a smaller defined space on each side.

As owners of other properties in the La Crosse community, we have made it our mission to restore damaged and nuisance properties to their rightful status as clean, well-maintained, affordable homes. We have demonstrated this success with other properties that were previously condemned, nuisance, or otherwise problematic to the community, and have created spaces for community members to call home. We plan to do the same with this property.

We are requesting approval of this rezoning request so we can provide the community with another safe, clean, affordable housing option that will add relational and financial value to the neighborhood.



Joel Whitell  
Kelsie Whitell

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Joel and Kelsie Whited  
301 Green Coulee Road  
Onalaska, WI 54650

Owner of site (name and address):

Joel and Kelsie Whited  
301 Green Coulee Road  
Onalaska, WI 54650

Address of subject premises:

719 Losey Blvd. N.  
LaCrosse, WI 54601

Tax Parcel No.: 17-20039-20

Legal Description: HILL VIEW PLACE LOT 19 & S 1/2 LOT 18 LOT SZ: 61.40 X 125

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:

Vacant single family home. Previously used as a community home.

Property is Proposed to be Used For:

Duplex, to create two single family residences as originally designed.

Proposed Rezoning is Necessary Because (Detailed Answer):

Rezoning is necessary to create two separate residences and to assign utilities to each residence.

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

The property will return to its intended use as a duplex, and will not be over the occupancy allowed per city regulations.

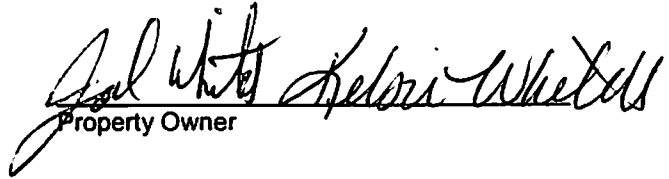


AFFIDAVIT

STATE OF )  
COUNTY OF ) ss  
)

The undersigned, Joel and Kelsie Whited, being duly sworn states:

1. That the undersigned is an adult resident of the City of \_\_\_\_\_, State of \_\_\_\_\_.
2. That the undersigned is (one of the) legal owner(s) of the property located at 719 Losey Blvd. N.
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 \_\_\_\_\_.

# 719 LOSEY BLVD N LA CROSSE

Parcel: 17-20039-20  
 Internal ID: 28064  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.179  
 Township: 16  
 Range: 07  
 Section: 33

### Abbreviated Legal Description:

HILL VIEW PLACE LOT 19 & S 1/2 LOT 18 LOT SZ: 61.40 X 125

### Property Addresses:

Street Address	City(Postal)
719 LOSEY BLVD N	LA CROSSE

### Owners/Associations:

<i>← Previous Owners</i>					
Name	Relation	Mailing Address	City	State	Zip Code
ALP HOLDINGS 2 LLC	Owner	719 LOSEY BLVD N	LA CROSSE	WI	54601

### Districts:

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

### Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 3	
2012 + VOTING WARDS	2012+ Ward 6	
Use	1 UNIT	

### Lottery Tax Information:

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

## Tax Information:

### Billing Information:

Bill Number: 4012  
 Billed To:  
 ALP HOLDINGS 2 LLC

719 LOSEY BLVD N  
LA CROSSE WI 54601

Total Tax: 4810.47  
Payments Sch.

1-31-2021	1345.11
3-31-2021	1155.12
5-31-2021	1155.12
7-31-2021	1155.12

**Tax Details:**

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.867962042
Assessed:	32300	150900	183200	Mill Rate	0.025607710
Fair Market:	37200	173900	211100	School Credit:	348.31
Taxing Jurisdiction:			2019 Net Tax	2020 Net Tax	% of Change
STATE OF WISCONSIN			\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 670.6000	\$ 691.3400	3.1000
Local Municipality			\$ 1902.8800	\$ 1946.3000	2.3000
LA CROSSE SCHOOL			\$ 1837.8000	\$ 1758.2700	-4.3000
WTC			\$ 287.7400	\$ 295.4200	2.7000
			<b>Credits:</b>		
				First Dollar Credit:	70.86
				Lottery Credit:	0.00
			<b>Additional Charges:</b>		
				Special Assessment:	0.00
				Special Charges:	190.00
				Special Delinquent:	0.00
				Managed Forest:	0.00
				Private Forest:	0.00
				Total Woodlands:	0.00
			<b>Grand Total:</b>		<b>4810.47</b>

**Payments & Transactions**

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	12/27/2020	859104	0	\$ 4810.47	12/2020
			<b>Totals:</b>	<b>\$ 4810.47</b>	

**Assessment Information:**

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G1	Residential	2020	0.179	32300	150900	183200	5/3/2019

**Deed Information:**

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
568	385	852682	11/18/1975	WD PRIOR 9-1-81
599	828	875915	10/18/1977	WD PRIOR 9-1-81
653	405	912579	11/5/1980	WD PRIOR 9-1-81
654	230	913116	11/21/1980	ATYPICAL DEED

Volume Number	Page Number	Document Number	Recorded Date	Type
829	605	1014888	10/4/1988	Warranty Deed
0	0	1513460	11/26/2008	Quit Claim Deed
0	0	1681015	9/2/2016	Warranty Deed
0	0	1695461	6/23/2017	Quit Claim Deed

## Outstanding Taxes

There are no outstanding taxes for this property.

## Permits Information:

Municipality: City of La Crosse  
 Property Address: 719 LOSEY BLVD N

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
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## History Information:

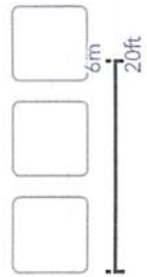
### Parent Parcel(s)

There are no parent parcels for this property.

### Child Parcel(s)

There are no child parcels for this property.

# La Crosse County Interactive Map Viewer



43.8193354 91.2195457 Degrees