

La Crosse Common Council
400 La Crosse Street
La Crosse, WI 54601

I own the single family home located at 3441 Mormon Coulee Road. I am asking for this rezoning so that I can have a garage on the property and install a privacy fence on both sides of the house. Neither of these can be installed under the current zoning for the property.

I have homes in both La Crosse and Arizona. I am often gone for extended periods of time. I would like the ability to keep my vehicles out of the weather and not parked in plain view during the times I am gone.

The Hungry Peddler is on the north side of the property and the new Mirage Sports Bar is on the south side. I own both of these businesses. We will have two access points to go from one business to the other, the public sidewalk in front and a driveway linking the two parking lots in the back. The purpose of the fence is to limit access between the two businesses to the sidewalk and driveway. While under the current zoning I could use a chain link fence I believe a decorative fence would be much more aesthetically proper and appealing.

This house has been there for at least 50 to 60 years. I have no plans to remove the house. It's lot is not really large enough to accommodate a business. Since the property has been and will remain a single family home I am requesting the Common Council to allow the rezoning.

Thank You for your attention in this matter:
Jeffrey A Woodruff

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

JEFF WOODRUFF
3441 MORMON Coulee RD
LA CROSSE WI 54601

Owner of site (name and address):

JEFF WOODRUFF
3656 S. PONDEROSA DR.
GOLD CANYON AZ 85118

Address of subject premises:

3441 MORMON Coulee RD
LA CROSSE WI 54601

Tax Parcel No.:

17-50323-209

Legal Description:

See ATTACHMENT.

Zoning District Classification: C-2 COMMERCIAL

Proposed Zoning Classification: R-1 - ~~Residential~~ 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:

SINGLE FAMILY DWELLING

Property is Proposed to be Used For:

SINGLE FAMILY DWELLING

Proposed Rezoning is Necessary Because (Detailed Answer):

CONSTRUCTION OF A GARAGE + PRIVACY FENCE.

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

THE HOUSE HAS BEEN THERE FOR 50+ YEARS.
ADDING THE GARAGE + FENCE WILL MAKE THE
PROPERTY MORE AESTHETICALLY APPEALING.

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

ALL OF THE A

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 _____ day of _____.

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]
(signature)
608-386-9104 10/01/21
(telephone) (date)
MTRAGCSB@HOTMAIL.COM
(email)

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

Personally appeared before me this 1 day of October, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
My Commission Expires: 4-8-25

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

Review was made on the 4th day of October, 2021.

Signed: [Signature] Plan Admin
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF Le Crosse) ss

The undersigned, JEFFREY A WOODRUFF, being duly sworn states:

1. That the undersigned is an adult resident of the City of LACROSSE, State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at 3411 MORNING COLLEGE RD
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



[Signature]
Property Owner

Subscribed and sworn to before me this 1 day of October, 2021

[Signature]
Notary Public
My Commission expires 4-8-25

DOCUMENT NO.

RETURN ADDRESS: Bryant Klos
P. O. Box 1927
La Crosse, WI 54602-1927

WARRANTY DEED

THIS DEED, made between GREGORY A. STARCH AND SHERI L. STARCH, husband and wife ("GRANTOR") and WOODRUFF PROPERTIES, LLC, a Wisconsin limited liability company ("GRANTEE").

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:

This Space Reserved for Recording



17-50323-200, part of 17-50323-205
Parcel Identification Number

Part of the NW 1/4 of the NW 1/4 of Section 16, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Southeast corner of said NW 1/4 of the NW 1/4; thence North 20 feet; thence West 17 feet to the North corner of Mormon Coulee Road and 21st Place; thence Northwesterly along the Northeasterly line of Mormon Coulee Road, 435.4 feet to the point of beginning; Thence North 183 feet; thence Southwesterly 127.7 feet to said Northeasterly line of Mormon Coulee Road; thence Southeasterly along said Northeasterly line of Mormon Coulee Road 138 feet to the point of beginning. EXCEPT lands sold, taken or used for road and/or highway purposes.

Part of the NW 1/4 of the NW 1/4 of Section 16, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northwest corner of said Section 16; thence South 45° 22' 21" East 1,275.68 feet to the Northerly right-of-way line of U.S.H. 14/61 a/k/a Mormon Coulee Road and the point of beginning; Thence North 46° 52' 15" East 132.45 feet to the West line of the property described in Volume 900 of Records, page 648, as Document No. 1054722; thence, along said West line, South 00° 41' 54" West 10.04 feet; thence South 49° 15' 03" West 125.59 feet to said Northerly right-of-way line; thence North 43° 30' 09" West 2.03 feet to the point of beginning.

Together with all appurtenant rights, title and interest.

This is homestead property.

GRANTOR warrants that the title to the property is good, indefeasible in fee simple and free and clear of encumbrances, except taxes assessed for 2020 and thereafter, recorded covenants, conditions, and restrictions, and amendments thereto, and easements shown on plat.

Dated this ____ day of _____, 2020.



Gregory A. Starch


Sheri L. Starch