

Clarke Enterprises LLC

1040 Main St

Onalaska, WI 54650

April 3, 2025

City of La Crosse Planning & Development Department

400 La Crosse St

La Crosse, WI 54601

Subject: Petition for Change to Zoning – 1027 6th St, La Crosse, WI 54601

Dear Planning & Development Committee,

We are submitting this **Petition for Change to Zoning** to request the rezoning of **1027 6th St, La Crosse, WI 54601**, from a single-family residence to a **duplex**. As experienced landlords, we recognize the importance of providing **well-maintained, high-quality housing** that benefits both tenants and the surrounding community.

The proposed rezoning will allow us to **maximize the potential of the property** by transforming it into a **modern, updated duplex** that will provide additional housing options in La Crosse. This project is in **alignment with the city's comprehensive plan**, which encourages higher-density housing to meet growing demand and improve the quality of existing neighborhoods.

The **remodeling and property management** for this project will be handled by a reputable company with a **proven track record** of revitalizing homes and **placing responsible, long-term tenants**. Their experience in property rehabilitation ensures that the finished duplex will not only meet but exceed city standards, enhancing the value and aesthetic of the neighborhood.

We are confident that this **rezoning will not be detrimental** to the area but rather will **improve property values, attract quality tenants, and contribute to the ongoing revitalization of the neighborhood**. We appreciate your time and consideration of our request and look forward to working with the City of La Crosse to bring this project to completion.

Please feel free to contact us with any questions or if additional information is needed.

Sincerely,

Sean Clarke

Clarke Enterprises LLC

612-532-9010

Clarke.enterprises.llc@gmail.com

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Sean Clarke, 1040 Main St Onalaska, WI

Owner of site (name and address):

Clarke Enterprises LLC, 1040 Main St Onalaska WI

Address of subject premises:

1027 6th St, LaCrosse WI 54601

Tax Parcel No.:

17-30005-010

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

Lot 36 in Block 3 of E.S Smith's Addition to the City of La Crosse, La Crosse County, Wisconsin.

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: R2 - 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:

Single family

Property is Proposed to be Used For:

Duplex- Multifamily

Proposed Rezoning is Necessary Because (Detailed Answer):

See Attached

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

See Attached

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

See Attached

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 December, 2020.

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.

Jean Clarke

(signature)

612-532-9019

(telephone)

4/4/25

(date)

clarke.enterprises.llc@gmail.com

(email)

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

Review was made on the 7th day of April, 2025

Signed: [Signature]
Director of Planning & Development

Proposed Rezoning is Necessary Because:

The proposed rezoning of **1027 6th St, La Crosse, WI 54601**, from a single-family home to a duplex is necessary to maximize the property's potential, provide additional housing, and support the city's long-term development goals.

1. Increases Housing Availability & Affordability

- La Crosse faces a growing demand for housing, and rezoning this property will help address that shortage by creating an additional housing unit.
- A duplex provides more affordable rental options compared to single-family homes, benefiting young professionals, small families, and individuals seeking housing in a desirable location.

2. Aligns with City's Comprehensive Plan

- The **La Crosse County Comprehensive Plan - Envision 2050** promotes **higher-density residential development** in established urban areas.
- The neighborhood already has other duplexes, demonstrating that this type of housing fits within the area's existing character.
- By utilizing existing infrastructure (roads, utilities, public services), this project supports the city's goal of **smart growth and sustainable development**.

3. Revitalizes a Neglected Property & Enhances Neighborhood Appeal

- The property is currently an **eyesore** and in need of significant renovations.
- Rezoning will allow for a **complete remodel**, improving the home's exterior and interior condition, increasing property values, and making the area more attractive to residents.

4. Promotes Economic Growth & Property Value Appreciation

- A well-maintained duplex will increase the property's **taxable value**, benefiting the city through higher tax revenue.
- More housing options attract tenants and homeowners, driving **economic activity** in the surrounding area.

5. Supports Sustainable & Efficient Land Use

- Rather than expanding development outward, this project **increases housing density** within an existing neighborhood.

- It makes better use of **land, utilities, and infrastructure** without requiring additional city resources for expansion.

By approving the rezoning, the City of La Crosse will gain additional housing, improved neighborhood aesthetics, increased property values, and an overall **enhanced quality of life** for residents.

Proposed Rezoning Will Not Be Detrimental to the Neighborhood or Public Welfare Because:

The proposed rezoning of **1027 6th St, La Crosse, WI 54601**, from a single-family home to a duplex will have a **positive impact on the neighborhood and public welfare** rather than being detrimental.

1. Maintains Neighborhood Character

- The surrounding area already contains **multiple duplexes**, meaning this rezoning aligns with the existing housing mix.
- The duplex will be designed and renovated in a way that complements the neighborhood's architectural style and maintains its residential appeal.

2. Prevents Property Deterioration & Enhances Curb Appeal

- The property is currently in need of **significant improvements** and, if left as-is, could become a **blight** on the neighborhood.
- By allowing the property to be rezoned and fully remodeled, it will become an **attractive and well-maintained home**, increasing curb appeal and property values in the area.

3. Does Not Overburden Public Services

- The property is already served by **existing city utilities, roads, and public services**, meaning no additional infrastructure investment is required.
- A duplex does not significantly increase demand for police, fire, or sanitation services beyond what a single-family home would require.

4. Provides Needed Housing Without Overcrowding

- The duplex will be properly designed to ensure **adequate living space, parking, and yard space**, preventing overcrowding or congestion.

- The lot size and building structure can comfortably accommodate a **two-unit residence** without negatively affecting neighboring properties.

5. Does Not Create Traffic or Parking Issues

- The property will include **adequate off-street parking**, ensuring that the duplex does not contribute to street congestion.
- The neighborhood is already **designed to support multi-unit residences**, and adding one additional unit will not significantly impact traffic flow.

6. Supports Public Welfare by Increasing Safe & Affordable Housing

- La Crosse has a **strong demand for rental housing**, and this project will help meet that need by creating **two safe and modern living units**.
- Additional housing opportunities contribute to **housing stability**, reducing the risk of homelessness or unsafe living conditions.

7. Promotes Sustainable Development

- The project **makes efficient use of land** in an urban setting rather than promoting urban sprawl.
- Renovating and repurposing existing properties is more environmentally friendly than developing new housing on undeveloped land.

By rezoning the property, the city will **enhance the neighborhood, improve public welfare, and contribute to La Crosse's long-term growth goals**—without creating any negative impacts on the community.

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

Converting the property at 1027 6th St, La Crosse, WI 54601, from a single-family home to a duplex aligns with several objectives outlined in La Crosse County's Comprehensive Plan—Envision 2050. Here's how the proposed rezoning supports the plan's goals:

1. Addressing Housing Demand

The Comprehensive Plan emphasizes the need to increase the housing supply to accommodate a growing population. A housing study presented to the La Crosse Economic & Community Development Commission highlighted that the city needs to build approximately 200 new housing units annually through 2030 to meet demand. Converting the property into a duplex contributes to this objective by adding an additional housing unit within the city.

2. Promoting Sustainable Urban Development

The plan advocates for smart growth strategies that promote sustainable urban development. This includes increasing population density within the city to prevent urban sprawl. By converting a single-family home into a duplex, the project increases housing density in an existing urban area, utilizing current infrastructure and reducing the need for expansion into undeveloped land.

3. Enhancing Neighborhood Revitalization

Improving existing housing stock and revitalizing neighborhoods are key components of the Comprehensive Plan. The proposed conversion involves a complete remodel of a property currently considered an eyesore, thereby enhancing the aesthetic and functional quality of the neighborhood. This aligns with the city's goals of neighborhood revitalization and improving the quality of life for residents.

4. Diversifying Housing Options

The plan supports diversifying housing options to cater to various demographics, including families, young professionals, and older adults. By creating a duplex, the property can accommodate different household types, offering flexible housing solutions that meet the community's evolving needs.

5. Utilizing Existing Infrastructure

Focusing development within areas already served by public infrastructure is a priority in the Comprehensive Plan. The property's location within an established neighborhood ensures that

the additional housing unit will utilize existing roads, utilities, and services efficiently, aligning with the plan's emphasis on cost-effective and sustainable development.

In summary, the proposed rezoning and conversion of 1027 6th St into a duplex align with La Crosse County's Comprehensive Plan by increasing housing supply, promoting sustainable urban development, revitalizing the neighborhood, diversifying housing options, and efficiently using existing infrastructure.

AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF La Crosse) ss

The undersigned, Sean Clarke, 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 1027 6th St LaCrosse WI 54601
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Sean Clarke
Property Owner

Subscribed and sworn to before me this 4 day of April, 2025

Jadah Zehner
Notary Public
My Commission expires 4/30/28





La Crosse County Interactive Map Viewer

Maps Home Land Information Home FEMA Flood Map Home County Home Email

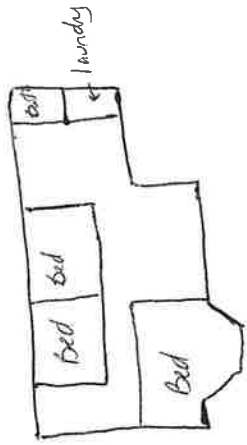


17-30004-140
SANTHIA
COLEBROOK
REDWARDS

17-30005-010
CLARE
ENTERPRISES LLC

6th St S





upstairs



downstairs