

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Elijah K. Faas 1931 George St La Crosse, WI 54601

Owner of site (name and address):

Elijah K. Faas 1931 George St La Crosse, WI 54601

Address of subject premises:

1931 George St La Crosse, WI 54601

Tax Parcel No.:

17-10129-030

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

Lot 1 in Block 4, Except the west 8 feet thereof, in Canterbury's Addition to the City of La Crosse, La Crosse County, Wisconsin

Zoning District Classification:

R-1 Single Family (Legal non-conforming)

Proposed Zoning Classification:

Residence R-2 District

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:

Owner Occupied Duplex

Property is Proposed to be Used For:

Owner Occupied Duplex with a new build ADU on the back

Proposed Rezoning is Necessary Because (Detailed Answer):

The property currently contains a legal non-conforming duplex, and the R-2 designation will bring it into compliance with current zoning standards. It is also needed to allow construction of an ADU, which is not permitted under R-1 zoning. Rezoning will allow the property's use with surrounding duplex and multifamily homes and support the City's housing goals by increasing housing options within established neighborhoods and use existing infrastructure efficiently.

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


The rezoning enhances the neighborhood by bringing the existing duplex into compliance and allowing a well-designed ADU that fits the character of the area. It supports local housing goals, adds quality housing options, and strengthens the community without increasing congestion or impacting public services.

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

It supports the city's comprehensive plan goals of promoting infill development, housing diversity, and efficient land use. Allowing an ADU on an existing duplex lot increases attainable housing options within established neighborhoods, makes better use of existing infrastructure, and aligns with the City's long-term housing and sustainability objectives.

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 6<sup>th</sup> day of December, 2024.

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)

507-313-4188

(telephone)

11/06/2025

(date)

elijahfox@gmail.com

(email)

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

Review was made on the 7<sup>th</sup> day of November, 2025.

Signed: 

Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin )  
 ) ss  
COUNTY OF La Crosse )

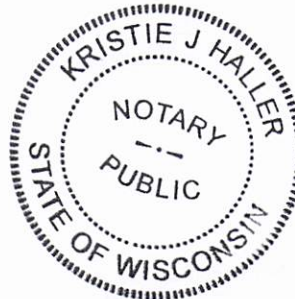
The undersigned, Elijah Faas, being duly sworn states:

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 1931 George Street.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit district change or amendment (circle one) for said property.

Elijah Faas  
Property Owner

Subscribed and sworn to before me this 6th day of Nov, 2025

Kristie J Hall  
Notary Public  
My Commission expires 9/13/27



**Elijah Faas**

2022 State Street

La Crosse, WI 54601

elijahfaas@gmail.com

507-313-4188

11/06/2025

**La Crosse City Council**

City Hall

400 La Crosse Street

La Crosse, WI 54601

**Re: Rezoning Request from R1 (Single Family) to R2 (Residence)**

Dear Members of the City Council,

I am requesting approval to rezone my property at [property address] from R1 (Single Family) to R2 (Residence) to allow the construction of an accessory dwelling unit (ADU) on the lot.

The property currently functions as a legal nonconforming duplex, and this rezoning would bring it into compliance with zoning standards while also allowing me to add an additional small housing unit. My goal is to create a quality living space that fits the character of the neighborhood while providing a much needed housing option in the community.

I recently attended the La Crosse Area Economic Indicators event and learned even more about the housing challenges facing our city. Vacancy rates are very low, and the need for attainable and affordable housing continues to grow. This project may be small in scale, but I believe it represents a practical and positive step toward addressing that issue. By making better use of existing property and infrastructure, the new ADU will provide more housing without taking away from the look or feel of the neighborhood.

I also plan to add an off street parking space to the property to ensure there is no negative impact on nearby residents. I take pride in maintaining my properties and believe this addition will enhance both the functionality and appearance of the site.

This proposal aligns with the goals of the City's Comprehensive Plan to encourage infill development, expand housing options, and make efficient use of existing city resources. It supports the city's broader effort to create more diverse, affordable, and sustainable housing opportunities in La Crosse.

Thank you for your time, consideration, and the work you do to help guide responsible growth in our community.

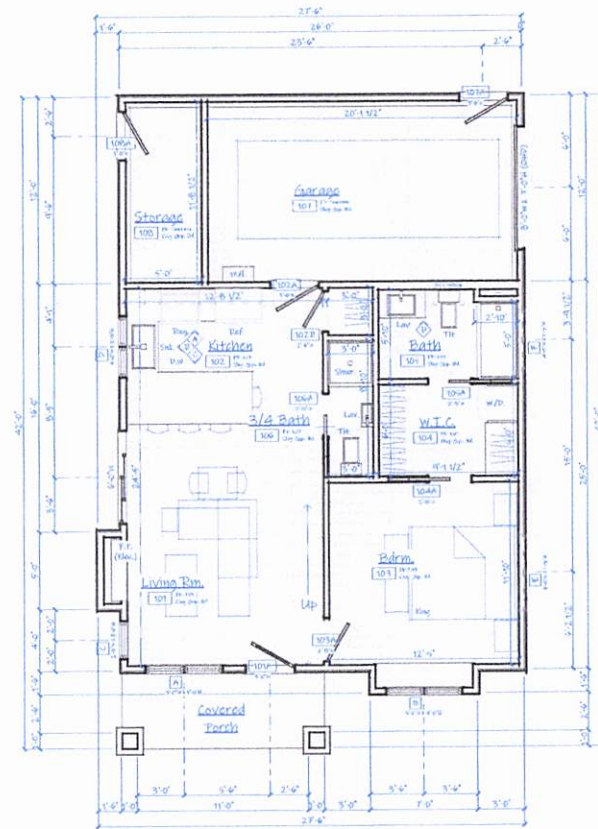
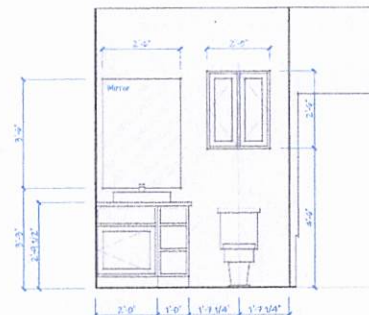
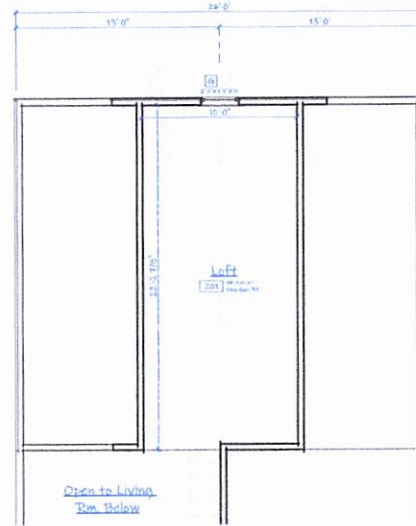
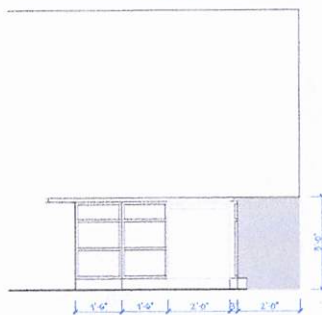
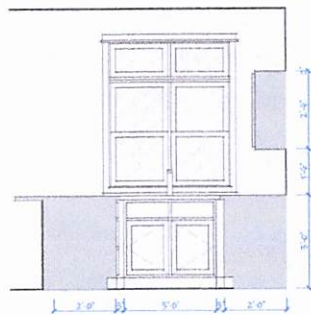
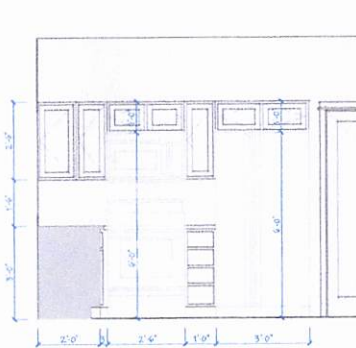
Sincerely,

**Elijah Faas**

Loft  
270 SF

Garage  
312 SF

Main Level  
640 SF



The drawings furnished herewith were prepared and issued by a CAD Technician who is not a registered Architect or professional Engineer. The CAD Technician assumes no responsibility for structural or dimensional errors and/or omissions. It is the responsibility of the Builder, Subcontractor, Supplier and/or Owner to verify and check all notes, dimensions, specifications, etc. prior to the start of construction. No warranties are expressed or implied relating compliance of these drawings with applicable building code requirements. The selection and application of correct structural materials is the responsibility of the end user of these drawings.

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Issue Date:

10-28-2025

Current Revisions Date:

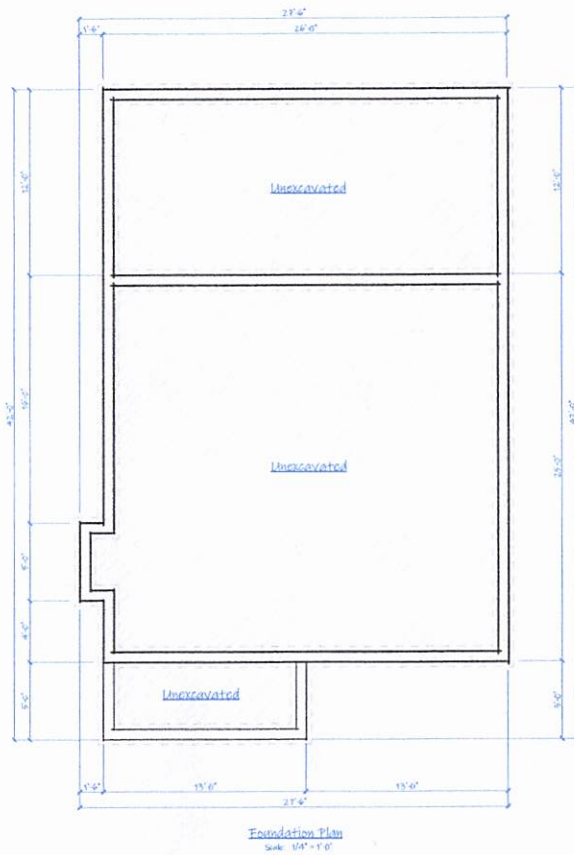
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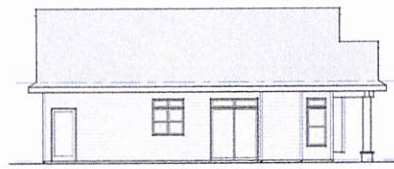
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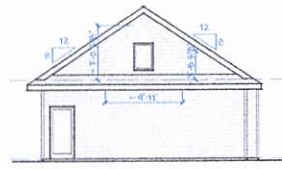
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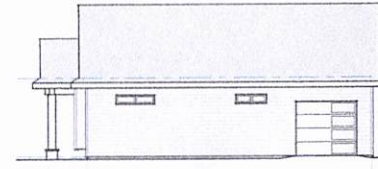




Left Side Elevation  
Scale: 1/8" = 1'-0"



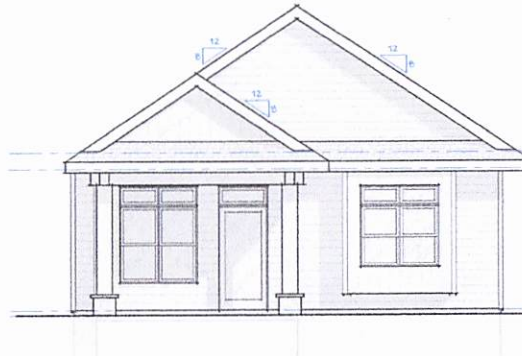
Back Elevation  
Scale: 1/8" = 1'-0"



Right Side Elevation  
Scale: 1/8" = 1'-0"

T.O. Subfloor (Left)  
11.10' ± 1/8"

T.O. Slab (Main)  
11.4'



Front Elevation  
Scale: 1/8" = 1'-0"

T.O. Subfloor (Left)  
11.10' ± 1/8"

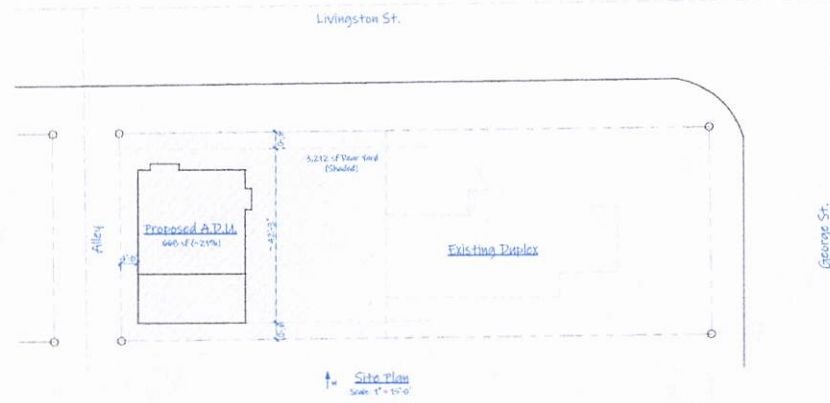
Bearing (Roof)  
11.4' ± 1/8"

T.O. Slab (Main)  
11.4'

T.O. Foundation  
11.4'

Grade  
11.0'

T.O. Footing  
11.15' ±



Site Plan  
Scale: 1" = 15'-0"

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