

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Little River Homes, LLC

Owner of site (name and address):

John Mazzola- P.O. Box 2813 LaCrosse WI 54601

Address of subject premises:

5917 River Run Road, LaCrosse WI 54601

Tax Parcel No.:

17-50781-970

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

Part of the NE 1/4-NW 1/4, SE 1/4-NW 1/4 and the NE 1/4-SW 1/4, Section 27, T15N-R7W, City of LaCrosse

Zoning District Classification:

PPD - General

Proposed Zoning Classification:

PPD - Specific

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 Land- No use

Property is Proposed to be Used For:

14- single family homes(Not twin homes)

Proposed Rezoning is Necessary Because (Detailed Answer):

To create and build a more compact city lot size/style homes in a mini-subdivision.

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

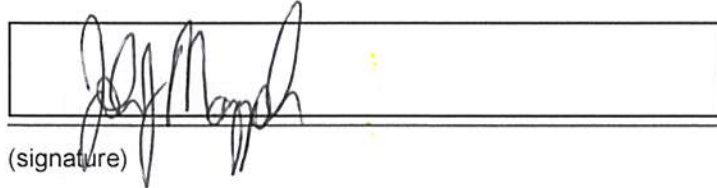
Mixed use residential subdivision features apartments, condos, twinhomes and now we want to add single family homes.

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

This will provide a more affordable single family residence in a quiet neighborhood near schools. The homes will be suitable for both families and seniors..

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 6th day of June, 2019.

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)

608-721-5995
(telephone)

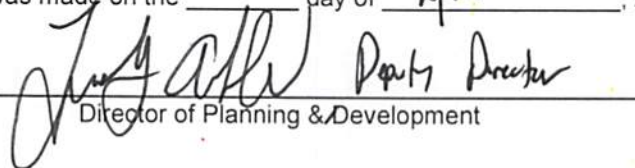
4-4-25
(date)

LittleRiverHomesLLC@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:


Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF La Crosse) ss

The undersigned, John J. Mazzola, being duly sworn
states:

1. That the undersigned is an adult resident of the Town City of Shelby, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 5917 River Run Rd, La Crosse, 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.

[Signature]
Property Owner

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

Todd B. Holtz
Notary Public
My Commission expires 12-15-2027







SHEET NO. 101	DATE 3/31/2025	SCALE: As Noted DRAWN BY: Chase D. DATE: 3/31/2025	OWNER / Contractor first plan approval: Date: _____ Sign: _____		
				SF UNIT 4	BEAVER BUILDERS' SUPPLY
				101	



SHEET NO. 1001	SF UNIT 3	BEAVER BUILDERS' SUPPLY	SCALE: As Noted	OVERSEER / CONTRACTOR final plan approval Date _____ Sign _____
			DRAWN BY: Chase G	
DATE: 3/31/2025			111 PLAN 1001-10	



SHEET NO. 100-1	SF UNIT 2	BEAVER BUILDERS' SUPPLY	SCALE: As Noted	OWNER / CONTRACTOR final plan approval Date: _____ Sign: _____
			DRAWN BY: Chase G	
DATE: 3/31/2025			PAGE: 10-100-10	