

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or  
Traditional Neighborhood District

Petitioner (name and address):

FARNAM FLATS LLC - JEREMY KANE  
18101 WOOLMAN DRIVE  
MINNETONKA, MN 55343

Owner of site (name and address):

FARNAM FLATS LLC  
18101 WOOLMAN DRIVE  
MINNETONKA, MN 55343

Address of subject premises:

703 FARNAM STREET  
LACROSSE, WI 54601

Tax Parcel No.: 17-30012-61

Legal Description: LOTS 157, 158, 159 AND 172 BLOCK 15 E.S. SMITH ADDITION  
LOCATED IN SW, SECTION 5 115N - 21W  
CITY OF LACROSSE, LACROSSE COUNTY, WI

PDD/TND  General  Specific  General & Specific

Zoning District Classification: TND - GENERAL

Proposed Zoning Classification: TRADITIONAL NEIGHBORHOOD DEVELOPMENT 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 consistent with the policies of the Comprehensive Plan?  Yes  No

Property is Presently Used For:

CURRENT 46- UNIT APARTMENT BUILDING w/ 1ST FLOOR COMMERCIAL  
SPACE

Property is Proposed to be Used For:

WISH TO CONVERT 1ST FLOOR RETAIL / COMMERCIAL AREA TO  
RESIDENTIAL UNITS - (4) NEW UNITS TOTAL

Proposed Rezoning is Necessary Because (Detailed Answer):

COMMERCIAL AREA HAS PROVEN TO BE UNMARKETABLE /  
UNDESIRABLE TO COMMERCIAL TENANTS

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

CURRENT BUILDING USE REMAINS UNCHANGED - ONLY COMMERCIAL  
AREA CHANGED TO RESIDENTIAL UNITS

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

SAME ANSWER AS ABOVE

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 3<sup>rd</sup> day of DECEMBER, 2021.

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.

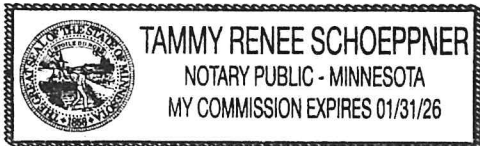
[Signature] JEREMY KRUE  
(signature)

557-208-1073 12/03/21  
(telephone) (date)

JKRUE@SCHOEPPNERINC.COM  
(email)

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

Personally appeared before me this 3<sup>rd</sup> day of December, 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: 1/31/2026

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

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

Review was made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

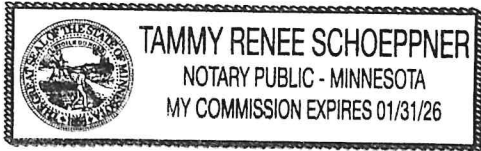
Signed: \_\_\_\_\_  
Director of Planning & Development

AFFIDAVIT

STATE OF MN )  
 ) ss  
COUNTY OF WABASHA )

The undersigned, FARMER FURS LLC - JEREMY KANE, being duly sworn states:

1. That the undersigned is an adult resident of the City of Zumbro Falls, State of MN.
2. That the undersigned is (one of the) legal owner(s) of the property located at 703 FARMER 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.



[Signature]  
Property Owner

Subscribed and sworn to before me this 3rd day of Dec, 2021

[Signature]  
Notary Public  
My Commission expires 1/31/26