

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Johnathon Visgar
1940 State Rd La Crosse, WI 54601

Owner of site (name and address):

Johnathon and Renee Visgar
1940 State Rd La Crosse, WI 54601

Address of subject premises:

1940 State Rd La Crosse, WI 54601

Tax Parcel No.: 17-40049-140

Legal Description: FAIRFAX ST LOT 14 & ALL VAC JOHNSON ST ADJ TO LOTS 14, 15 & 16 & LC
15 & 16 EX S 120.5FT & PRT SW-SW COM NE COR MCDONALDS ADDN N 66FT TO POB W 30FT
138.5 FT TO S LN STATE RD SELY ALG STATE RD 51.73FT TO W LN FAIRFAX ADDN S ALG W LN FAIRFAX ,
POB LOT SZ: IRR

Zoning District Classification: R-1 Single Family

Proposed Zoning Classification: R-2 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 home (variance for group home)

Property is Proposed to be Used For:

Duplex home

Proposed Rezoning is Necessary Because (Detailed Answer):

The home is currently set up to be a two unit home, as it was previously operating under a variance with the city as a group home.
To maintain it as two units, rezoning is needed.

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

Rezoning to a duplex will positively affect the neighborhood, by allowing the owners to put more money into their home and increase its value and thereby increasing surrounding home values. Also being in the heart of the city means there isn't always enough housing, with adding a unit it will bring more people and in association more money into the neighborhood, it is also in the owners interest to rent to people that would be good neighbors.

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

Rezoning to a duplex home will not harm the cities goals, as the building was used as a group home with a variance permit.

This home will continue to operate as it had in the past, but allow the new owners to invest the needed time to improve the home and thereby the community.

With owner occupying the home also, the personal investment of the owners will keep the home within the city's comprehensive plan.

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 day of May, 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.

[Signature]
(signature)

6083774711 (telephone) 05/05/2020 (date)

jvisgar45@gmail.com (email)

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

Personally appeared before me this ___ day of ___, 20___, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

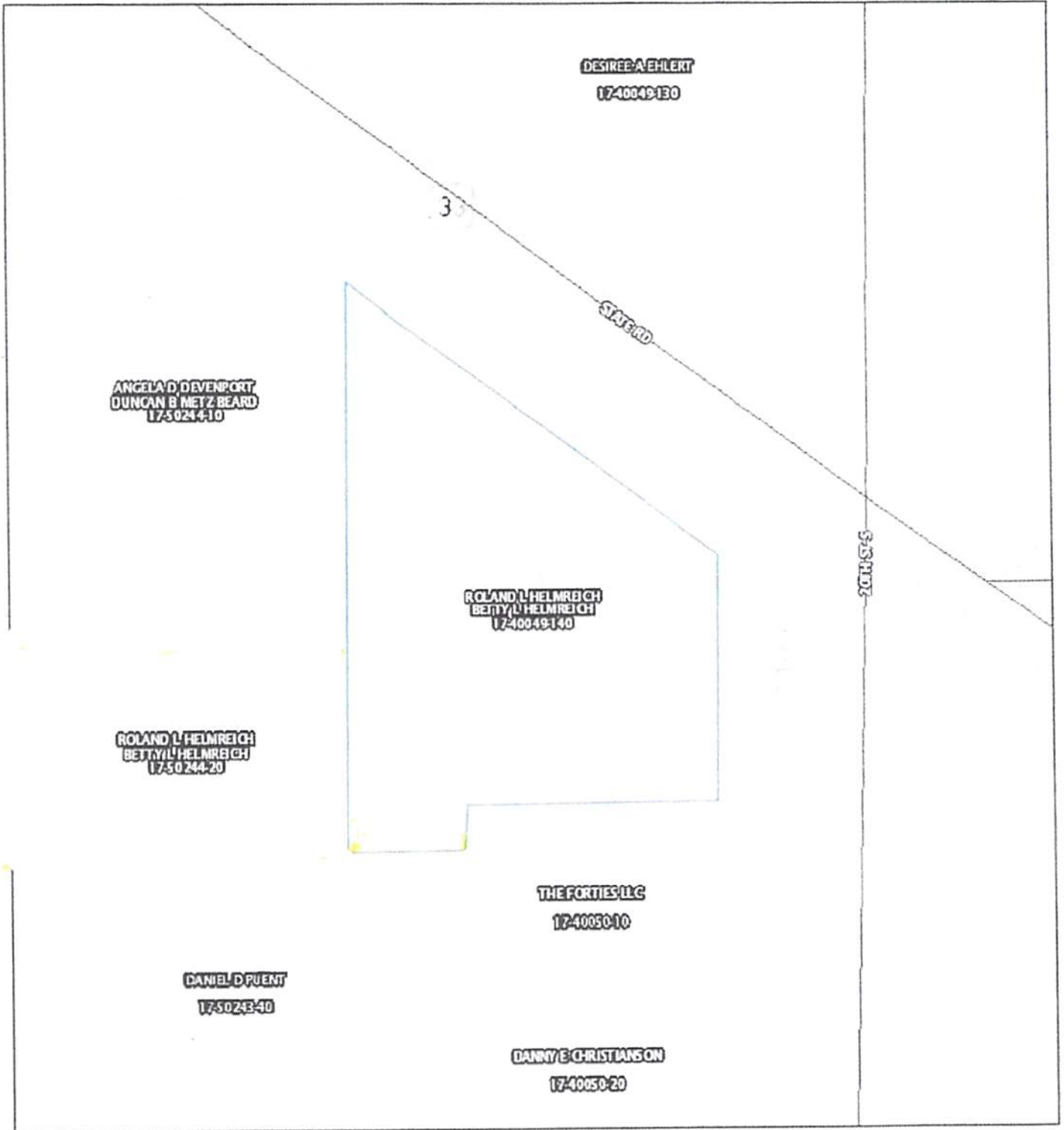
Notary Public
My Commission Expires: _____

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

ArcGIS Web Map



1/27/2020, 2:27:25 PM

1:564

Railroad Center Lines

Owner Label

Burlington Northern Santa Fe

City and Village Limits

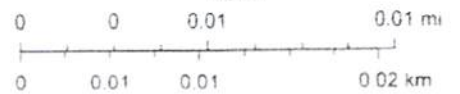
CP Rail

County & Town Roads

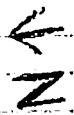
Spur Track

Federal & State Roads

Parcels



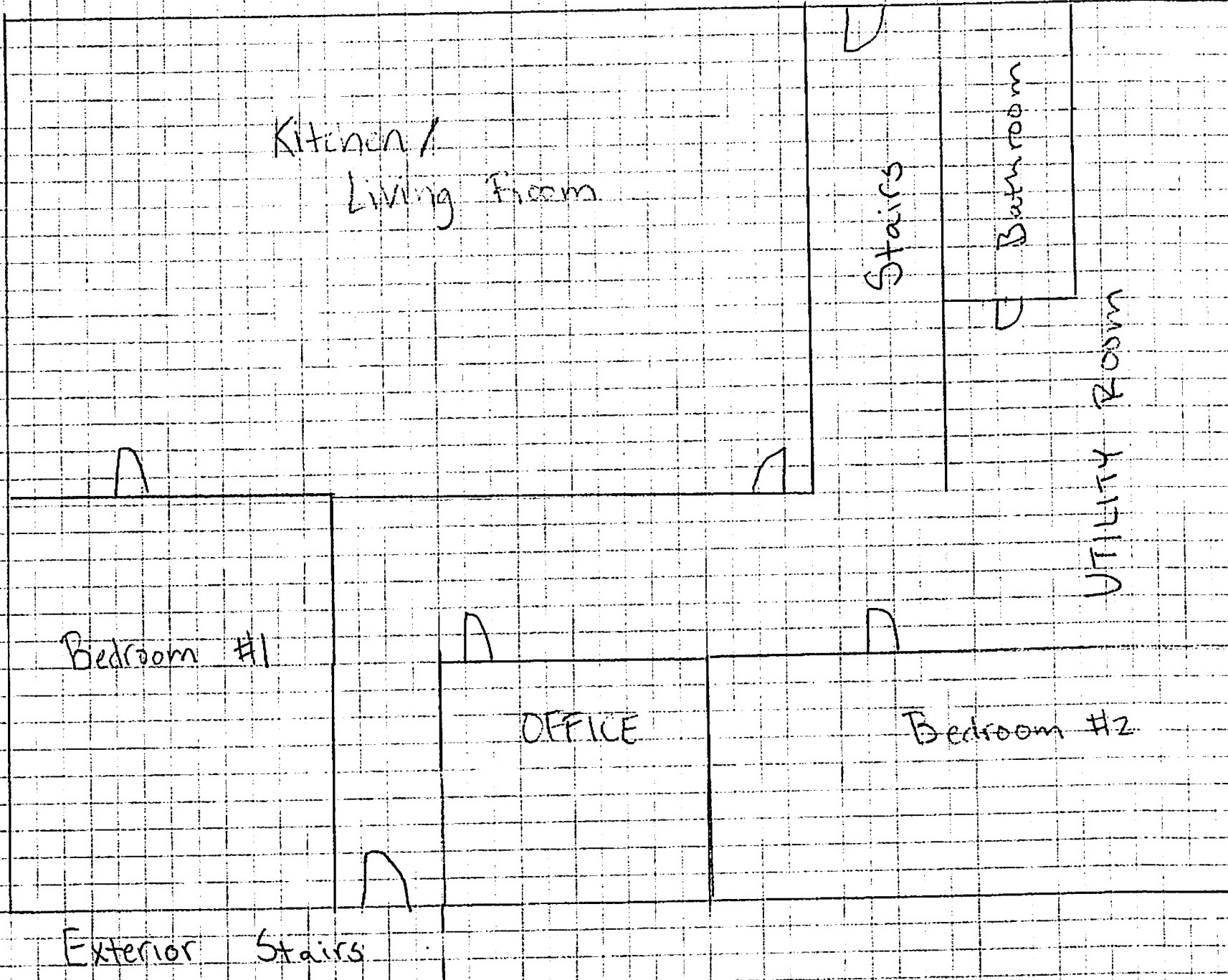
La Crosse County, WI. Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, La Crosse County



Basement

NOT TO SCALE

State Rd



Kitchen /
Living Room

Stairs

Bathroom

UTILITY ROOM

Bedroom #1

OFFICE

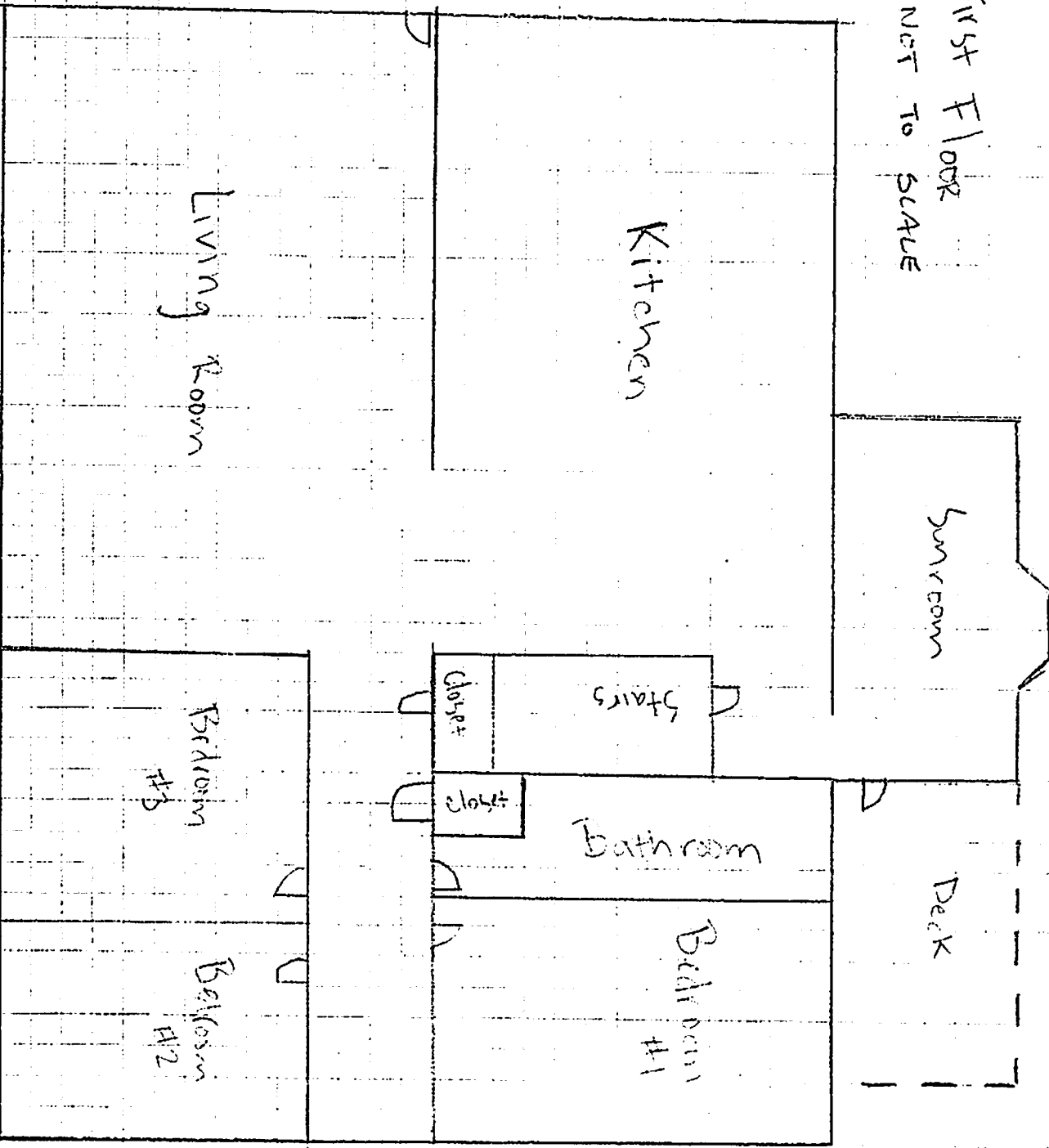
Bedroom #2

Exterior Stairs

State Rd

NA

FIRST FLOOR
NOT TO SCALE



Living Room

Kitchen

Sunroom

Deck

Stairs

closet

Bathroom

Bedroom #1

Bedroom #3

#3

Bedroom #2

#2

1745385
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
05/06/2020 03:14PM
REC FEE: \$30.00
TRANSFER FEE: \$539.70
EXEMPT #:
PAGES: 2

** The above recording information
verifies that this document has been
electronically recorded and returned
to the submitter.**

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Roland L. Helmreich and Betty L. Helmreich,
husband and wife

_____ ("Grantor," whether one or more),
and Johnathon Visgar and Renee Eve Visgar, husband and wife as survivorship
marital property

_____ ("Grantee," whether one or more).
Grantor, for a valuable consideration, conveys to Grantee the following described real
estate, together with the rents, profits, fixtures and other appurtenant interests, in
La Crosse County, State of Wisconsin ("Property") (if more space is
needed, please attach addendum):

****SEE ATTACHED LEGAL DESCRIPTION ADDENDUM**

Recording Area

Name and Return Address

New Castle Title
750 N 3rd Street, Suite B
La Crosse, WI 54601

17-40049-140

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:
easements, restrictions & highway deeds of record, municipal & zoning ordinances & agreements entered into under them,
recorded plat, building & use restrictions & covenants & except lands sold, taken or used for road or highway purposes.

Dated May 6, 2020

Roland L. Helmreich (SEAL)
Roland L. Helmreich

Betty L. Helmreich (SEAL)
* Betty L. Helmreich

* _____ (SEAL)

* _____ (SEAL)

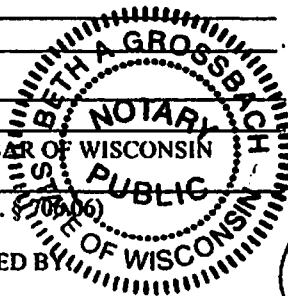
AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 709.06)

THIS INSTRUMENT DRAFTED BY
Attorney Andrew R. Bosshard
Bosshard Parke Ltd.



ACKNOWLEDGMENT

STATE OF WISCONSIN)
La Crosse COUNTY) ss.

Personally came before me on May 5, 2020,
the above named Roland L. Helmreich and
Betty L. Helmreich
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Beth A. Grossbard
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 12-31-2021)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

* Type name below signatures.

Legal Description Addendum
Warranty Deed

Grantor:

HELMREICH, Roland L. and Betty L.

Grantee:

VISGAR, Johnathon and Renee Eve

Primary Address:

1940 State Road, La Crosse, Wisconsin

All of Lots 14, 15 and 16 of Fairfax, an Addition to the City of La Crosse, La Crosse County, Wisconsin, EXCEPT the South 120.5 feet thereof. Also that part of vacated Johnson Street, lying between said Lots 14, 15 and 16, East of the extended West lines of said Lots 14 and 16, and West of the extended East line of Lot 15 and South of the extended Northeasterly line of said Lot 14.

Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northeast corner of McDonald's Addition to the City of La Crosse; thence North 66 feet to the point of beginning of this description: Thence West 30 feet; thence North 138.5 feet to the Southerly right of way line of State Road; thence Southeasterly along said Southerly right of way line 51.73 feet to the West line of Fairfax Addition; thence South along said West line to the point of beginning.