

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Gary Lass
1411 Nakomis Ave La Crosse, WI 54603

Owner of site (name and address):

Noah James and Kim Henderson
812 Windsor St La Crosse, WI 54603

Address of subject premises:

812 Windsor St La Crosse, WI 54603

Tax Parcel No.:

017-010005-080

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

Lot 1, EXCEPT the West 80 feet thereof, in Block 11 of the plat of North LaCrosse, now in the City of LaCrosse, LaCrosse County, Wisconsin. EXCEPT the East 10 feet thereof, taken for alley purposes as described in Volume 77 of Deeds, page 603 as Document

Zoning District Classification:

R-1 Single Family No. 105620

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:

Owner occupied residence lower level
relatives renting upper level

Property is Proposed to be Used For:

Duplex

Proposed Rezoning is Necessary Because (Detailed Answer):

Convert back to duplex as was originally built with upper and lower kitchens, outside staircase entrance for upper unit

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

Other duplex, multifamily and commercial in immediate area. Will not change complexion of the neighborhood

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

This would remain low density, and other similar property types adjacent and in immediate area.

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 18 day of November 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.

Gary Lass
(signature)

608-780-9395 (telephone) Feb. 1, 2024 (date)

garylass@ghrealtors.com (email)

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

Review was made on the 6th day of February, 2024.


Signed: [Signature]
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, noah james, 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 812 Windsor 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.


Property Owner

Subscribed and sworn to before me this 31st day of January 2024

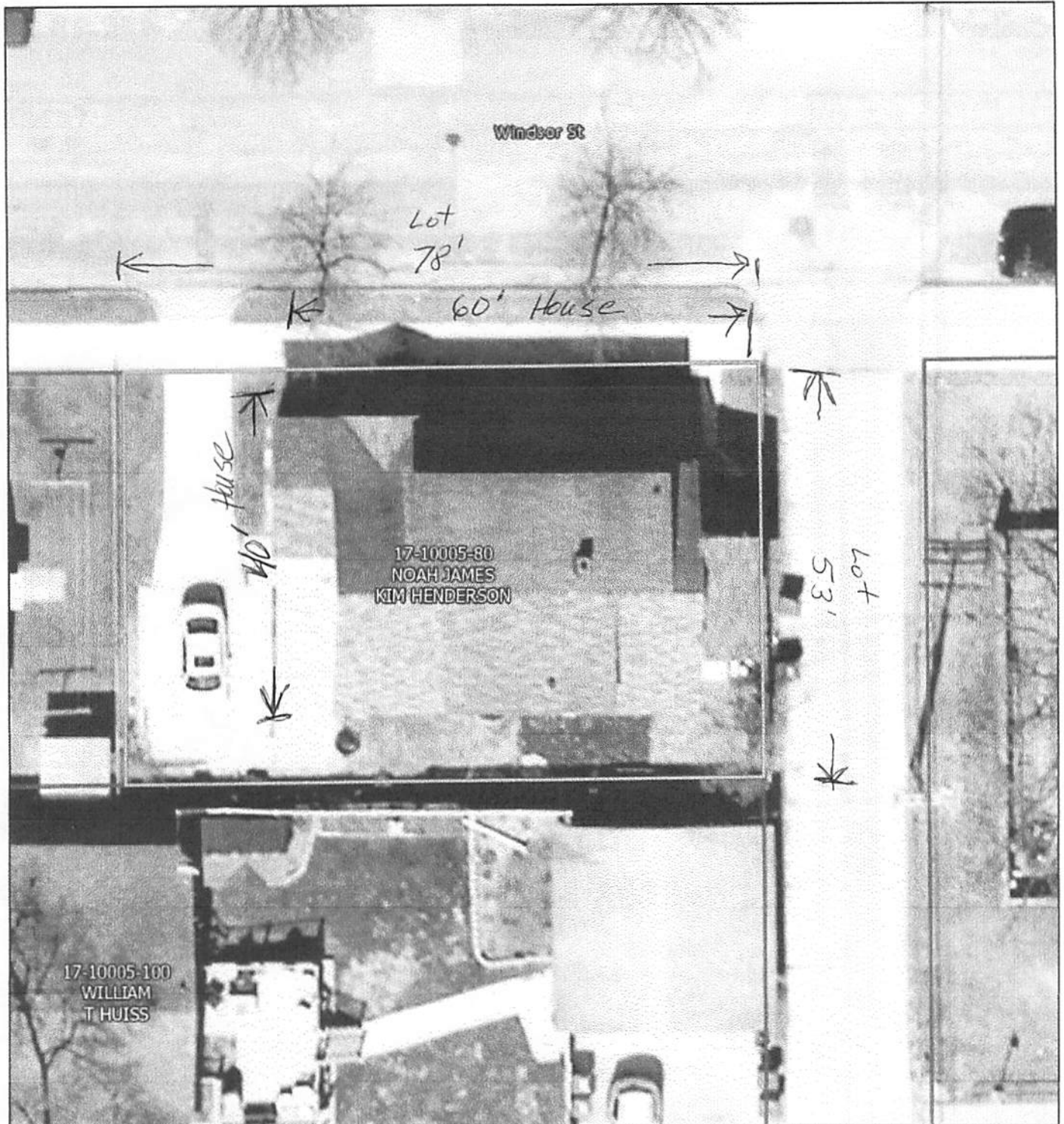


Notary Public
My Commission expires 3/23/2025



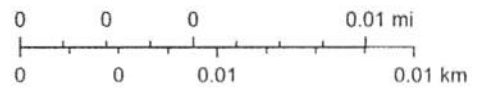


ArcGIS Web Map



2/1/2024, 1:52:33 PM

1:282



Municipality Limits Labels

 Municipality Limits

Road_Centerlines_FinalCS

 Local Road

 Tax Parcels

La Crosse County

Web AppBuilder for ArcGIS

Representative Fraction (RF) or Natural Scale: 1:1200 (this is the same as 1/1200) The RF says that 1 of any measurement on the map equals 1200 of the same measurement on the original surface;