

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

KRJ3S Properties LLC
585 Court Road
Onalaska, WI 54650

Owner of site (name and address):

Joseph Sampson
2811 Quarry Place
La Crosse, WI 54601

Address of subject premises:

317 Losey Blvd S
La Crosse, WI 54601

Tax Parcel No.: 17-50248-40

Legal Description: PRT SW-NE COM NW COR S ALG W LN 283.9FT
TO POB E P/W N LN SW-NE 145FT S P/W W LN 69.74 FT
S87D38M0SW 145.1FT TO W LN N ALG
W LN 70FT TO POB LOT SZ: 70 +/- X 145

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: R2 - 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:
Residential

Property is Proposed to be Used For:
Residential

Proposed Rezoning is Necessary Because (Detailed Answer):

Due to a government seizure and forced vacancy, the non-conforming status of a duplex was lost.

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

The property will be an improved version of what it has always been, while preserving the intended use and layout. With experienced and local management, major improvements to the interior, exterior and landscape paired with strict tenant screening & lease agreements the property will be vastly improved.

CITY OF LA CROSSE, WI

General Billing - 170416 - 2020

008033-0052 Katie Ko... 02/07/2020 04:05PM

200121 - KRJ3S PROPERTIES LLC

Payment Amount: 450.00

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

The proposed project will increase the tax base, desirability, functionality and improve the appearance of the property on one of our cities most travelled roads. The ample off streeparking and U-Shaped driveway ensure safety for pedestrians & drivers as you do not have to back onto Losey Blvd.

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 Eighth day of October, 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.

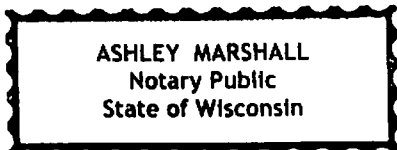
[Handwritten Signature]
(signature)

608 792-3256 (telephone) 02/07.2020 (date)

josephpaulsampson@gmail.com
(email)

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

Personally appeared before me this 7 day of February, 2020, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Ashley Marshall
Notary Public
My Commission Expires: 12-5-22

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

Review was made on the 7th day of February, 2020.

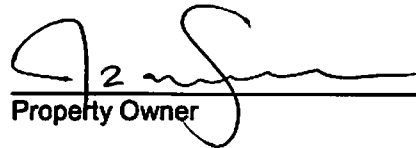
Signed: *[Handwritten Signature]* Senior Planner
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)


The undersigned, KRJ3S Properties LLC, 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 317 Losev Blvd S.
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 7 day of Feb, 2020.



Notary Public
My Commission expires 12-5-22



317 Losey Blvd S

La Crosse, WI 54601

