

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):

Jacob Goodman  
1601 Rublee St.  
La Crosse WI 54603

Owner of site (name and address):

Jacob Goodman  
1601 Rublee St.  
La Crosse WI 54603

Address of subject premises:

1601 Rublee St.  
La Crosse WI 54603

Tax Parcel No.: 17-10282-25

Legal Description: See attached

PDD/TND: \_\_\_\_\_ General \_\_\_\_\_ Specific  General & Specific

Zoning District Classification: R1 - Residential

Proposed Zoning Classification: TND

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:

See attached

Property is Proposed to be Used For:

See attached

Proposed Rezoning is Necessary Because (Detailed Answer):

See attached

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

See attached

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

See attached

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 24 day of August, 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.

Joh Jacob  
(signature)  
608-317-9573 9-2-20  
(telephone) (date)  
Jakegoodman2@yahoo.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: \_\_\_\_\_

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 4th day of September, 2020.

Signed: Andru Trane  
Director of Planning & Development

## **J. GOODMAN INVESTMENTS, LLC**

Jake Goodman | 608-317-9573 | JakeGoodman2@yahoo.com

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To:

Members of the City of La Crosse Common Council

Rezoning Petition for 1601 Rublee St, La Crosse WI 54603

J. Goodman Investments, LLC respectfully requests your consideration and determination in favor of rezoning the above listed property from Residential to TND.

### **DESCRIPTION OF PROPERTY:**

Originally built as a passenger depot and division headquarters for the Burlington, Chicago, and Quincy railroad in 1929. It is a 7300 sq ft. brick building with two floors and a full basement. The property resides on one acre of land located on the North side of La Crosse.

### **PREVIOUS USAGE:**

The previous owners converted the lower level to a residential living space, including a full kitchen and adding showers to both bathrooms. The upstairs was used as commercial office space and rented out to Kenneth Peterson Law Office. Due to lack of occupancy, the building was rezoned from Commercial to Residential.

### **CURRENT USAGE:**

On August 24, 2020, I purchased the building as my primary residence. I currently occupy the lower level which is set up as a 3650 sq ft. two bedroom, two bathroom home with a full basement. The upper level is currently vacant and is set up for multiple offices and/or residential apartments.

### **FUTURE PLANS:**

In purchasing the building, I intend to convert the lower level into three separate apartment units while remaining owner-occupied in one of the units. For the upper level, I plan to remodel and update the current floor plan to be rented out as individual units for commercial office and/or residential living space. With the building being 7300 sq ft., there are multiple opportunities to expand and utilize the space provided.

The upper level provides two entry points: a main staircase through the front door in addition to a counter weighted fire escape on the opposite side of the building. During remodeling, the fire escape will be converted to a stationary stair case. Both the lower and upper levels have been equipped with their own separate meters, furnaces, and water heaters.

The lower level currently has four separate entry points. Upon remodeling, all units would have two separate entrances available.

The building sits on one acre of land and provides more than adequate parking for both residential and commercial units combined. In addition, there are two separate entrances on the North and South end of the property for tenant(s) and/or client(s) to access designated parking areas. The property is tastefully secluded due to a six foot privacy fence that the city installed along the walking path and property line.

The front entrance of the building faces the rail yard which provides separation from surrounding homes. The property is located adjacent to Burlington La Crosse Credit Union as well as two separate apartment buildings. Therefore, the neighborhood is familiar with various rental properties in the surrounding area.

Since this building is uniquely set up, I request it be rezoned TND to include the following permitted uses:

- Lower level would be classified as residential and allow up to three separate apartment units.
- Upper level would be classified as both commercial and/or residential depending upon the renter's desired use.
- Basement would be classified as usable storage space until further examination of flood plain conditions.

Attached, please find supporting documentation to provide you with the current data including:

- Application for rezoning
- Tax parcel information
- Detailed floor plans for upper and lower levels
- Adequate parking space layout
- Outside photos of property

I hope you look favorably upon my application. Thank you for your time!

A handwritten signature in black ink, appearing to read "Jake Goodman", with a long, sweeping horizontal line extending to the right.

Jake Goodman  
J. GOODMAN INVESTMENTS, LLC

**J. GOODMAN INVESTMENTS, LLC**

Jake Goodman | 608-317-9573 | JakeGoodman2@yahoo.com

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**PROPOSED REZONING WILL NOT BE DETRIMENTAL TO THE NEIGHBORHOOD OR PUBLIC WELFARE BECAUSE:**

The property resides within a one block radius of multiple rental units, a small business (Burlington La Crosse Credit Union), and the rail yard. There is a six-foot privacy fence along the walking path that partially hides the building and lot from surrounding neighbors. In addition, the front of the building faces the rail yard. The property offers multiple options for parking and therefore will not cause an issue with an over abundance of street parking. Due to the size of the building and its structure, it also provides a sound barrier from surrounding homes and businesses.

**PROPOSED REZONING WILL NOT BE DETRIMENTAL TO THE CITY'S LONG RANGE COMPREHENSIVE PLAN GOALS, OBJECTIVES, ACTIONS AND POLICIES BECAUSE:**

The property was originally built as part of the railroad. Since its transition, it has been remodeled to accommodate multiple living and office spaces. I intend to bring life back into the building and preserve its uniqueness as part of La Crosse's history. With the space provided, it will offer a variety of opportunities to the La Crosse's North side community.

**1601 RUBLEE ST LA CROSSE**

Parcel: 17-10282-25  
 Internal ID: 69029  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.990  
 Township: 16  
 Range: 07  
 Section: 20

**Abbreviated Legal Description:**

PRT SE-NE & PRT NE-SE & PRT LOTS 1, 2 & 3 BLOCK 21 SPIER & CANTERBURYS 1ST ADDN BEG NE COR LOT 22 BLK 20 SPIER & CANTERBURYS 1ST ADDN ALG EXTD E LN BLK 20 N0D21M58SE 16.50FT N89D34M8SW 99.71FT TO E LN ONALASKA AVE ALG E LN N0D38M42SE 23.61FT TO SELY LN CREDIT UNION CT ALG SELY LN S89D34M8SE 55.67FT ALG SELY LN ALG CURV N48D18M37E 265.30FT S89D35ME 71.46FT ALG CURV S10D32M15SW 373.32FT TO S LN LOT 3 N89D35M8SW 88.60FT TO SW COR LOT 3 ALG E LN BLK 21 N0D21M58SE 149.49FT TO NW COR LOT 1 N89D34M8SW 70FT TO POB EX COM NE COR SEC 20 S89D25M17SW ALG N LN 1113.45FT S0D33M3SE 2875.57FT S89D49M4SW 8FT TO E LN ALLEY N0D12M31SW ALG E LN 199.39FT TO POB N42D25M35SW 91.97FT TO E LN CREDIT UNION CT ALG E LN ALG CURV N43D49M31SE 208.42FT N89D50M30SE 18.86FT ALG CURV S28D8M5SW 6.54FT ALG CURV S39D44M38SW 157.02FT ALG CURV S11D53M34SW 40.37FT ALG CURV S13D43M12SE 44.84FT S0D12M31SE 8.74FT TO POB & EX PRT TAKEN FOR ALLEY & EX VAC RUBLEE ST LYG S OF 1/4 1/4 LINE & WLY OF ALLEY SUBJ TO RESTR IN V1469 P858 LOT SZ: 47,432 SF PP20-8,9

**Property Addresses:**

Street Address	City(Postal)
1601 RUBLEE ST	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
REBECCA A STACKHOUSE	Owner	1601 RUBLEE ST	LA CROSSE	WI	54603

**Districts:**

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

**Additional Information:**

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 2	
2012 + VOTING WARDS	2012+ Ward 3	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603	
Use	OFFICES	

**Lottery Tax Information:**

Lottery Credits Claimed:	1 on 11/27/2000
Lottery Credit Application Date:	8/26/1999

# Tax Information:

## Billing Information:

Bill Number: 3109

Billed To: REBECCA A STACKHOUSE  
1601 RUBLEE ST  
LA CROSSE WI 54603

Total Tax: 3142.44

Payments Sch.

1-31-2020	675.27
3-31-2020	822.39
5-31-2020	822.39
7-31-2020	822.39

## Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.920960166
Assessed:	48900	82400	131300	Mill Rate	0.025649683
Fair Market:	53100	89500	142600	School Credit:	254.40
Taxing Jurisdiction:			2018 Net Tax	2019 Net Tax	% of Change
STATE OF WISCONSIN			\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 541.8500	\$ 480.6200	-11.3000
Local Municipality			\$ 1581.7700	\$ 1363.8000	-13.8000
LA CROSSE SCHOOL			\$ 1471.0300	\$ 1317.1600	-10.5000
WTC			\$ 234.9600	\$ 206.2300	-12.2000
	Credits:				
		First Dollar Credit:		78.25	
		Lottery Credit:		217.12	
	Additional Charges:				
		Special Assessment:		0.00	
		Special Charges:		70.00	
		Special Delinquent:		0.00	
		Managed Forest:		0.00	
		Private Forest:		0.00	
		Total Woodlands:		0.00	
		Grand Total:		3142.44	

## Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/28/2020	815729	0	\$ 675.27	1/2020
Payment to Local Municipality	3/16/2020	825777	0	\$ 822.39	3/2020
Payment to Local Municipality	6/4/2020	839047	0	\$ 822.39	6/2020
Payment to Local Municipality	7/31/2020	847504	0	\$ 822.39	7/2020
			Totals:	\$ 3142.44	

## Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2019	0.990	48900	82400	131300	2/27/2015

### Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
0	0	1700111	9/28/2017	Quit Claim Deed

### Outstanding Taxes

There are no outstanding taxes for this property.

### Permits Information:

Municipality: City of La Crosse  
 Property Address: 1601 RUBLEE ST

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
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### History Information:

#### Parent Parcel(s)

The parcel(s) below were used to create the parcel currently being viewed.

Parcel Parent	Internal ID	Date
17-10282-25	27009	6/4/2014

#### Child Parcel(s)

There are no child parcels for this property.



# LOWER LEVEL LAYOUT

Multiple residential units

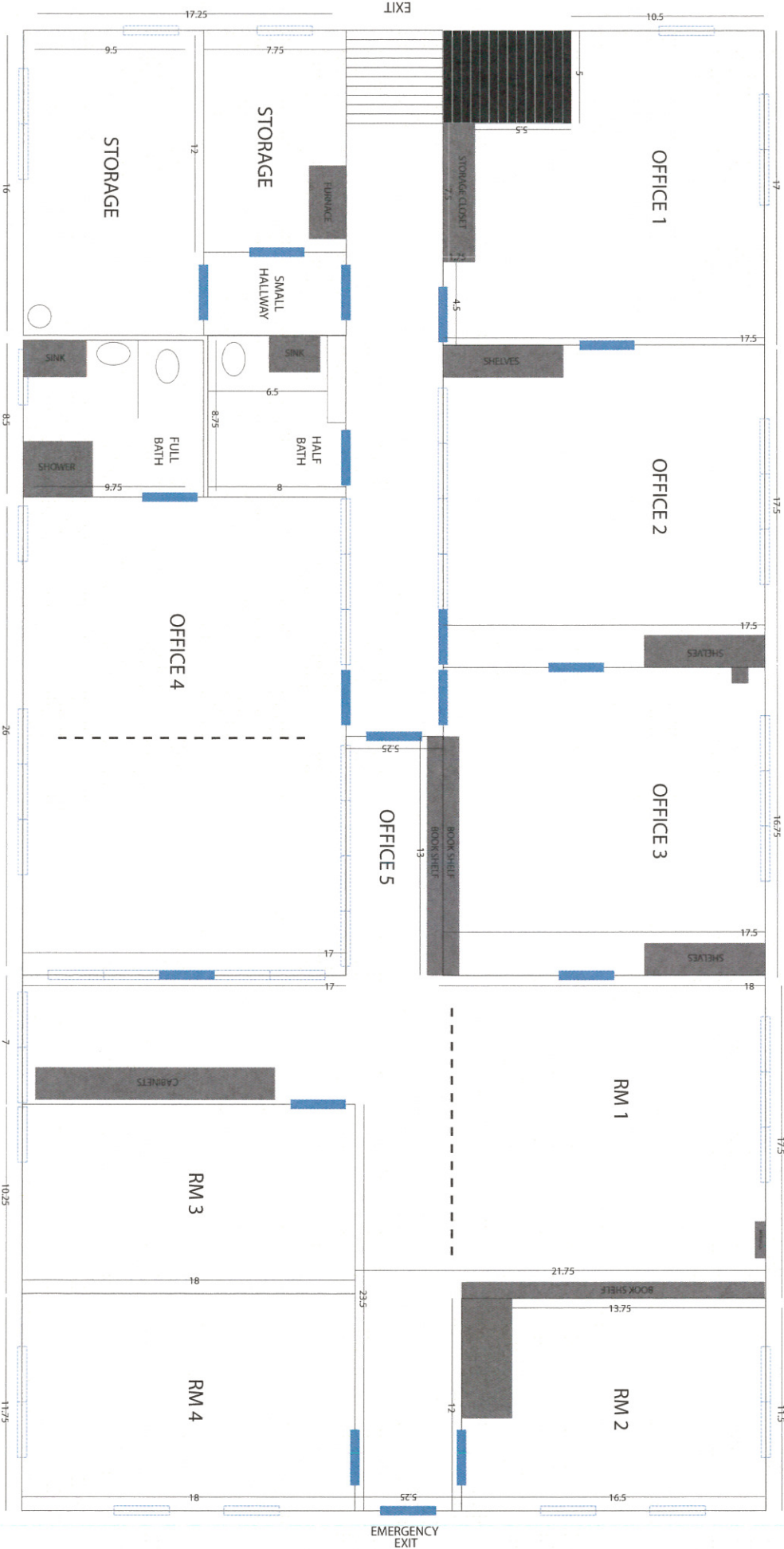


**KEY**

- Door
- Window

# UPPER LEVEL LAYOUT

Multiple offices and/or residential unit(s)



## PARKING OPTIONS

The two images below highlight both available parking areas. A third potential parking area would be located in the front of the building to allow customers/clients/tenants closer access to the buildings main front door (highlighted in blue on photo #1). All areas used for parking would be covered with gravel.

#1 - with potential additional parking option



Perimeter [?](#)

279 ft ▼



Area

2,880 ft<sup>2</sup> ▼



#2



Perimeter [?](#)

592 ft ▼



Area

19,361 ft<sup>2</sup> ▼



# PROPERTY PHOTOS

1601 Rublee St | La Crosse WI 54603

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Front of building



View from front of building



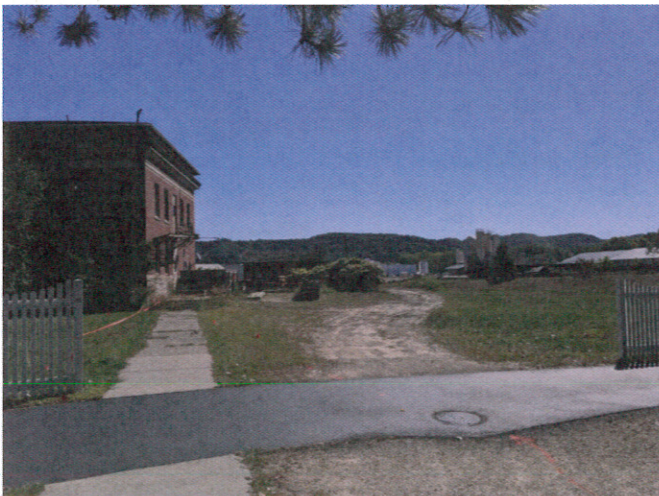
Parking area - will be covered in gravel



Additional parking area and fire escape



Driveway entrance #1



Driveway entrance #2



**PROPERTY PHOTOS**

1601 Rublee St | La Crosse WI 54603

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View from walking path



View from walking path

