



25-1326

MIDWEST

Design & Development, LLC

COLIN KLOS - ARCHITECT

N5560 CTH ZM, SUITE 3 ONALASKA, WI 54650

PHONE: 608-785-2760 CELL: 608-792-6139

EMAIL: colin@mwdesigned.com

WEBSITE: midwestshowroom.com

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

COLIN H KLOS

Owner of site (name and address):

722 Rose Street LLC

722 Rose St
La Crosse, WI 54603

Address of subject premises:

610 Hagar St

Tax Parcel No.:

17-10023-010

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

NORTH LACROSSE LOTS 2 & 3 BLOCK 33 EX E 8 FT
TAKEN FOR ALLEY IN Y127 P234 & EX W 82 FT &
EX S 42 FT.

Zoning District Classification:

R-4 Low Density Multiple

Proposed Zoning Classification:

C-2 Commercial

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 SINGLE FAMILY

Property is Proposed to be Used For:

LOCAL BUSINESS SERVICES

Proposed Rezoning is Necessary Because (Detailed Answer):

THE PROPOSED USE IS NOT ALLOWED
IN AN R-2 ZONING AREA.

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

THIS PARCEL IS THE R-2 PROPERTY BETWEEN
ROSE ST. & THE ALLEY, AND THE PROPERTY
ACROSS THE STREET IS ALSO C-2 ZONED. SEE MAP.

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

THE PROPOSED REZONING WILL BE A POSITIVE
EFFECT BY INFILLING A COMMERCIAL PROPERTY
INTO C-2 ON BOTH SIDES OF HAGAR ST.

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 _____ day of _____.

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)

608-780-0350

(telephone)

11/4/2025

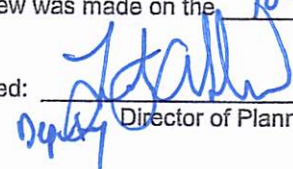
(date)

JAMES@CRDNWI.COM

(email)

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

Review was made on the 10th day of November, 2025.

Signed:  _____
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, _____, being duly sworn
states:

1. That the undersigned is an adult resident of the City
of _____, State of _____.
2. That the undersigned is (one of the) legal owner(s) of the property located at
_____.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use
permit/district change or amendment (circle one) for said property.



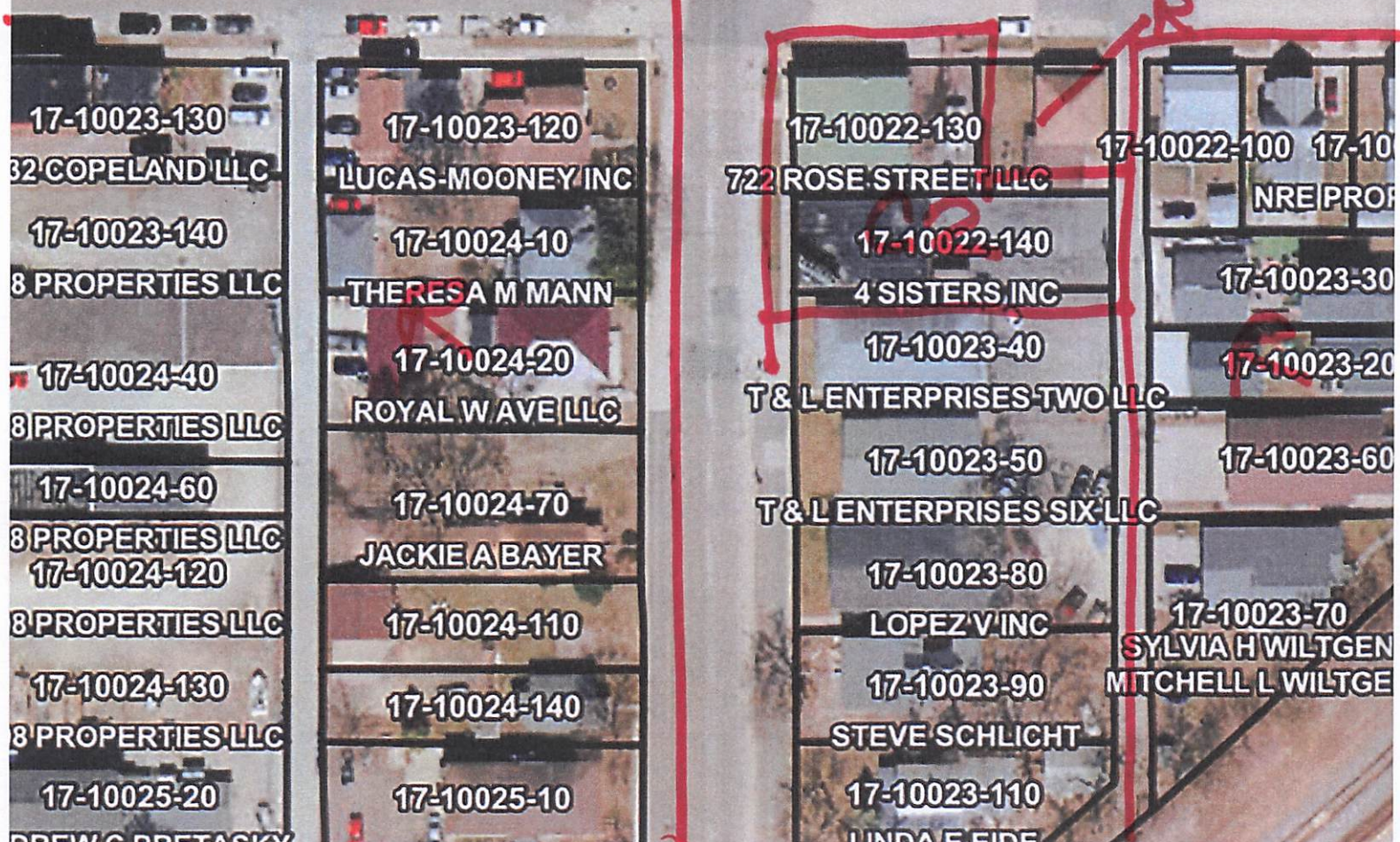
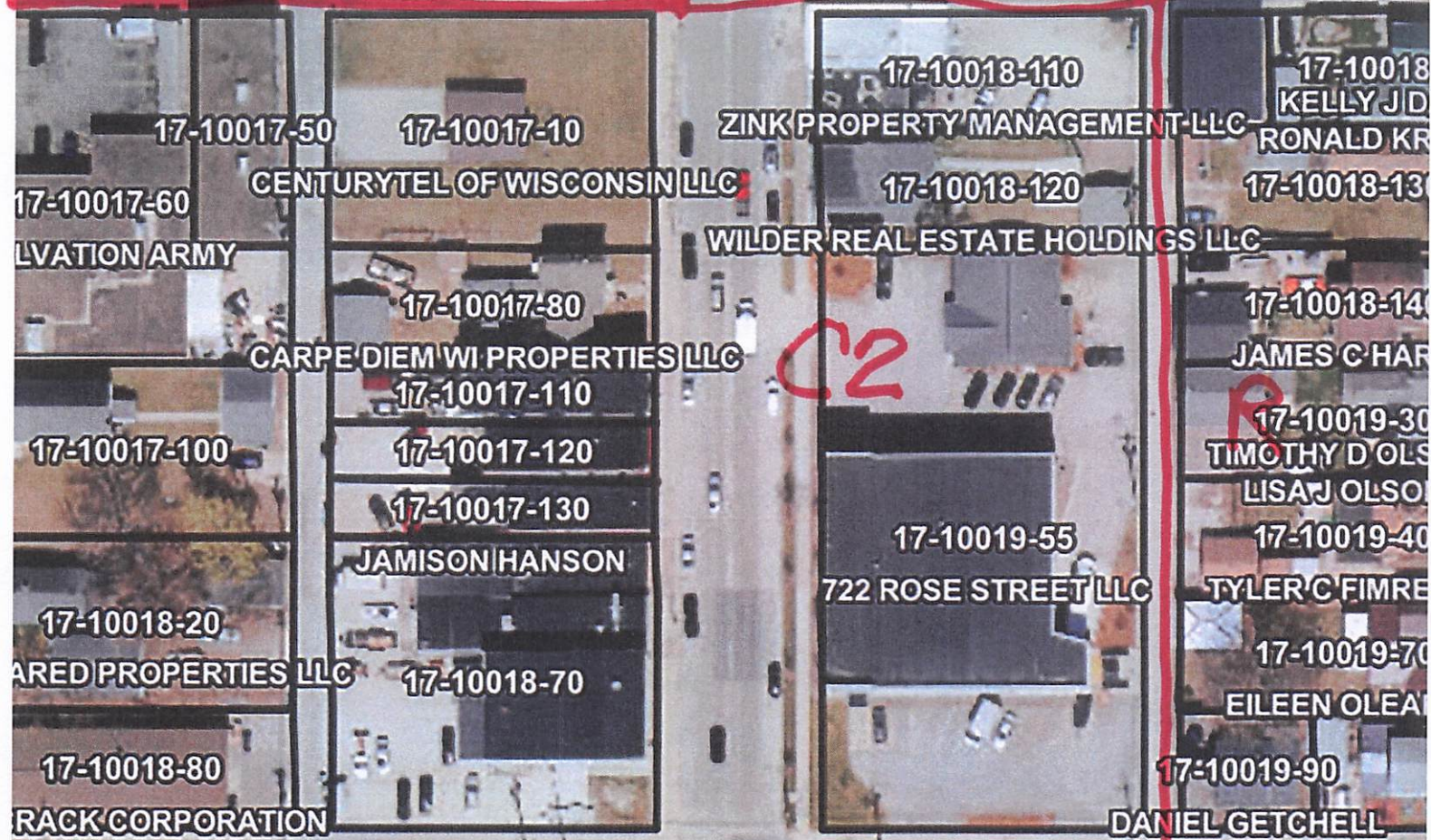
Property Owner

11/7/25

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public
My Commission expires _____.

ZONING MAP





610 HAGAR ST







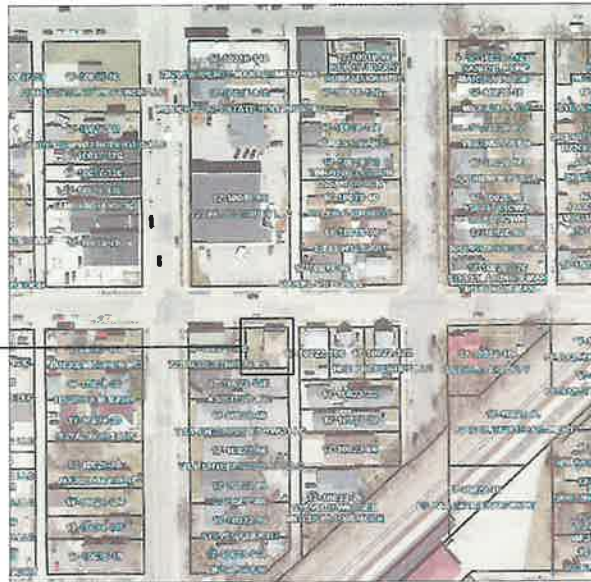


622 ROSE ST





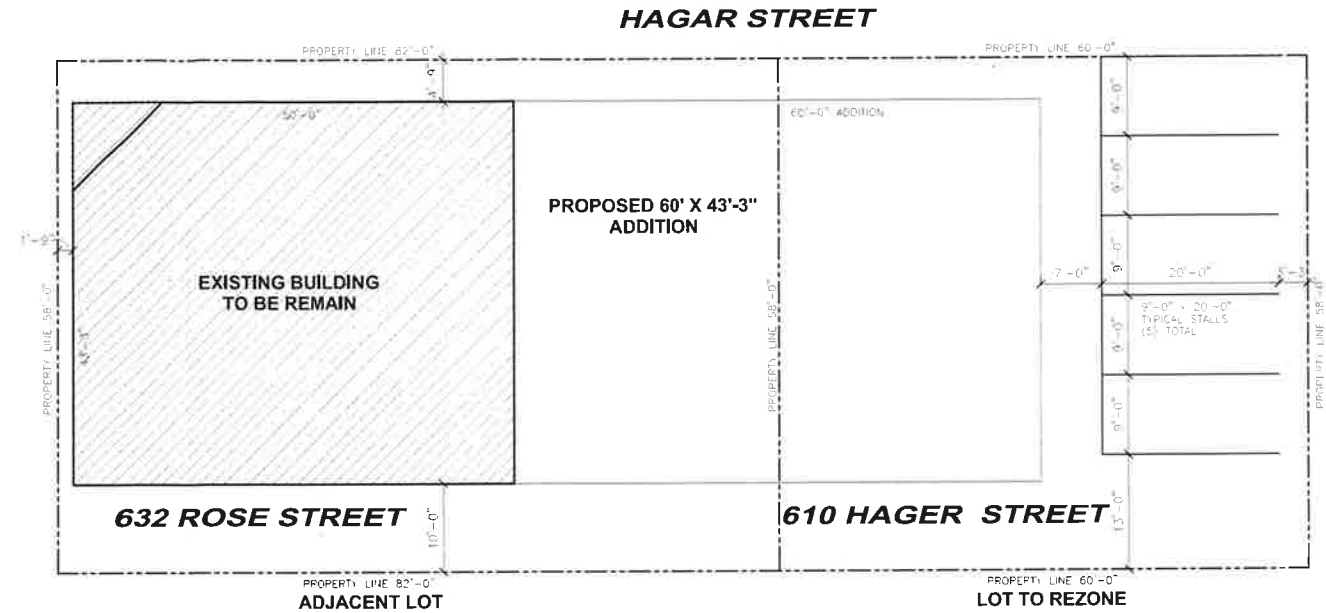
SITE LOCATION



1 LOCATION PLAN
NO SCALE



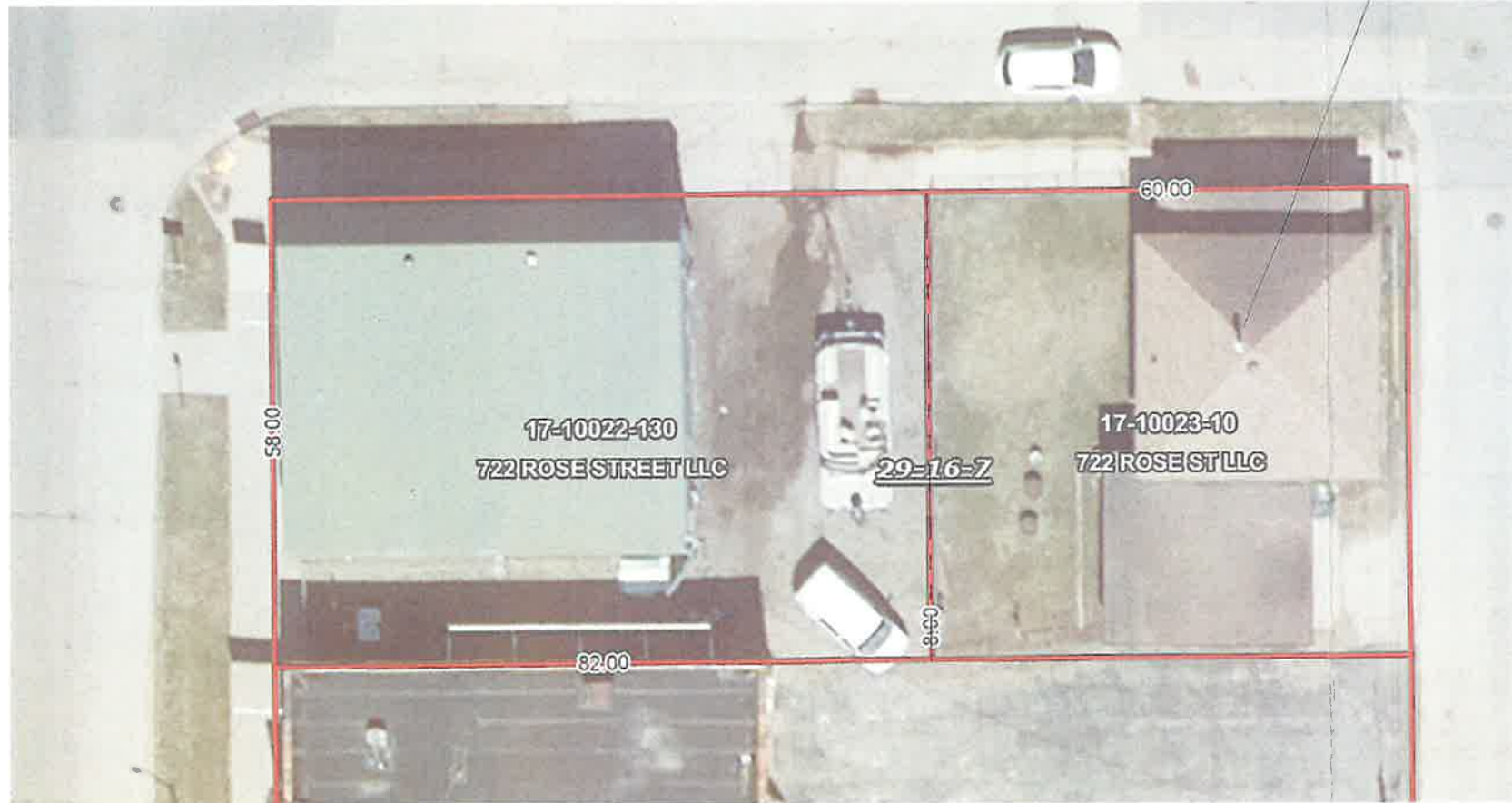
ROSE STREET



2 PROPOSED SITE PLAN
1" = 10'-0"



EXISTING HOUSE TO
BE DEMOLISHED



3 ENLARGED AREA SITE PLAN
1" = 10'-0"



PROJECT SCOPE

- 1) RE-ZONE 610 HAGER STREET TO C-2
- 2) DEMOLISH EXISTING SINGLE FAMILY RESIDENCE @ 610 HAGER STREET
- 3) COMBINE 632 ROSE AND 610 HAGER STREET INTO SINGLE LOT OF 142' X 58' (SAME OWNER OF BOTH PARCELS)
- 4) PROPOSE ADDITION OF 60'-0" X 43'-3" TO EXISTING BUILDING ON 632 ROSE STREET.

**REZONING FOR
610 HAGER STREET**
LA CROSSE, WISCONSIN

No.	Description	Date

SITE PLAN,
ENLARGED AREA
SITE PLAN AND
LOCATION PLAN

Project Number:
Date 11/06/25
Drawn By TRB
Checked By CHK

A1

Scale