

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

City of La Crosse - 400 La Crosse ST, La Crosse, WI

Owner of site (name and address):

Marine Credit Union  
PO Box 309 Onalaska, WI 54650

Address of subject premises:

811 Monitor St La Crosse, WI

Tax Parcel No.: 17-10294-120

Legal Description: See attached

Zoning District Classification: M1 - Light Industrial

Proposed Zoning Classification: R5 - Multiple Dwelling\*

Is the property located in a floodway/floodplain zoning district?  Yes  No  
there is a letter of map revision

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:

office space

Property is Proposed to be Used For:

Housing

Proposed Rezoning is Necessary Because (Detailed Answer):

The city needs more housing units available and this property could become 20-30 affordable housing units.

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

The re-zoning is consistent with city's future land use designation. It is also adjacent to a pulse node in the Hwy 53 corridor master plan that is intended to be a mix of retail, residential, and commercial types to support revitalization.

\* Request for zoning change is contingent on sale of property to City of La Crosse.



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

It is consistent with the city's comprehensive plan. This parcel is expected to have a density of greater than 10 units per acre and the long-term plan for this property meets that

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 14<sup>th</sup> day of August, 2009.

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.

Katie N. Tolokken, KATIE N. TOLOKKEN, COO  
(signature)

608.791.1389 (telephone) 9/6/22 (date)

Katie.tolokken@marin-cn.com  
(email)

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

Personally appeared before me this 6<sup>th</sup> day of Sept, 2022, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]  
Notary Public  
My Commission Expires: 10/10/25

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

Review was made on the 6<sup>th</sup> day of September, 2022.

Signed: [Signature], Plan Admin  
Director of Planning & Development



AFFIDAVIT

STATE OF Wisconsin )  
COUNTY OF La Crosse ) ss

The undersigned, KATIE H TOLOKKEN, 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 <sup>an authorized agent of</sup> ~~(one of the)~~ legal owner(s) of the property located at 811 Moniro St., La Crosse, WI.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

4. Request is contingent on sale of property to City of La Crosse

Katie H. Tolokken  
Property Owner KATIE H. TOLOKKEN, COO.

Subscribed and sworn to before me this 6th day of Sept, 2022.

[Signature]  
Notary Public  
My Commission expires 10/10/25



