PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Adam Hoffer PO Box 156; Onalaska, WI 54650

Owner of site (name and address):

Hoffer LLC PO Box 156; Onalaska, WI 54650

Address of subject premises:

1701 Onalaska Ave; La Crosse, WI 54603 / 1509 Rublee St

Tax Parcel No.: 17-10181-30

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

Please see attached

Zoning District Classification: R-2 Residence

Proposed Zoning Classification: R-3 - Special 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 X No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? X Yes ___ No

Is the Rezoning consistent with the policies of the Comprehensive Plan? X Yes ___ No

Property is Presently Used For:

Duplex/Triplex

RECEIVED
NOV 24 2025
City Clerk's Office

Property is Proposed to be Used For:

Triplex

Proposed Rezoning is Necessary Because (Detailed Answer):

Please see attached.

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

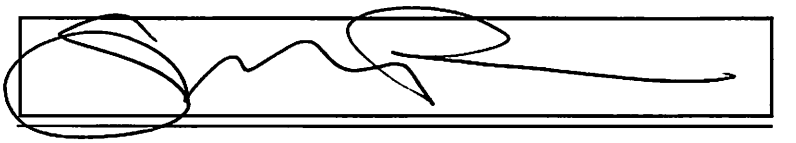
Please see attached.

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

Please 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 24th day of November, 2025.

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)

608-797-4086 (telephone)

11/24/25 (date)

Suzanne@relaxpmg.com (email)

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

Review was made on the 25th day of November, 2025.

Signed: _____

~~Director~~ Deputy of Planning & Development

Part of the SW 1/4 of the NE 1/4 of Section 20, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning 132 feet South of the Southeast corner of Lot 6 in Block 24 of Losey's Addition to the City of La Crosse; thence North 50 feet; thence West 140 feet; thence South 50 feet; thence East 140 feet to the point of beginning, also known as Lot 3 in Block 1 of Gordon's Addition to the City of La Crosse (unrecorded).

Dear Members of the Zoning Committee,

I am writing to respectfully request that the property located at 1701 Onalaska Ave be permitted to operate as a triplex.

Many years ago, this property was originally zoned and used as a triplex. At some point, a previous owner undertook renovations that extended for more than a year, which resulted in the zoning designation reverting back to a duplex. Despite that change, the building has continued to function as a triplex for multiple years and has changed ownership several times in that same configuration.

Earlier this year, we were contacted by the Building Inspections Department and informed that an order to correct the zoning had been issued to a prior owner. Unfortunately, that correction was never completed. The property was subsequently sold to the current owner as a triplex, and the current owner would like to be in full compliance with city requirements.

Allowing this property to be formally recognized as a triplex will not require any new construction, structural changes, or disruptions to the surrounding neighborhood. It has operated in its current form for many years without issue, and approving this request will support the opportunity for a family to live in a great neighborhood.

We appreciate your time and consideration of this request and welcome any questions or guidance you may have as we work toward compliance.

Sincerely,

Suzanne Rauterkus

On behalf of Hoffer, LLC

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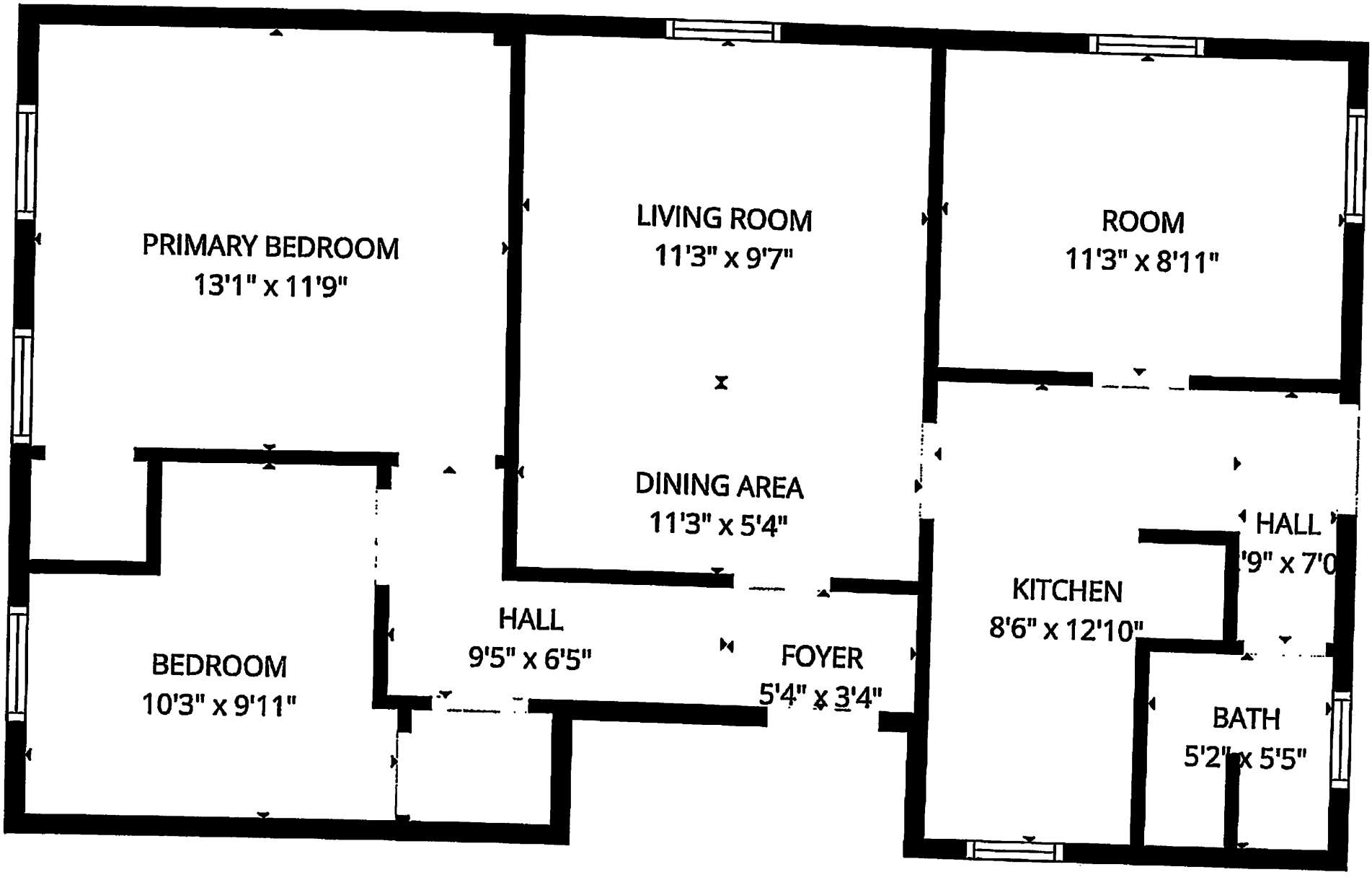
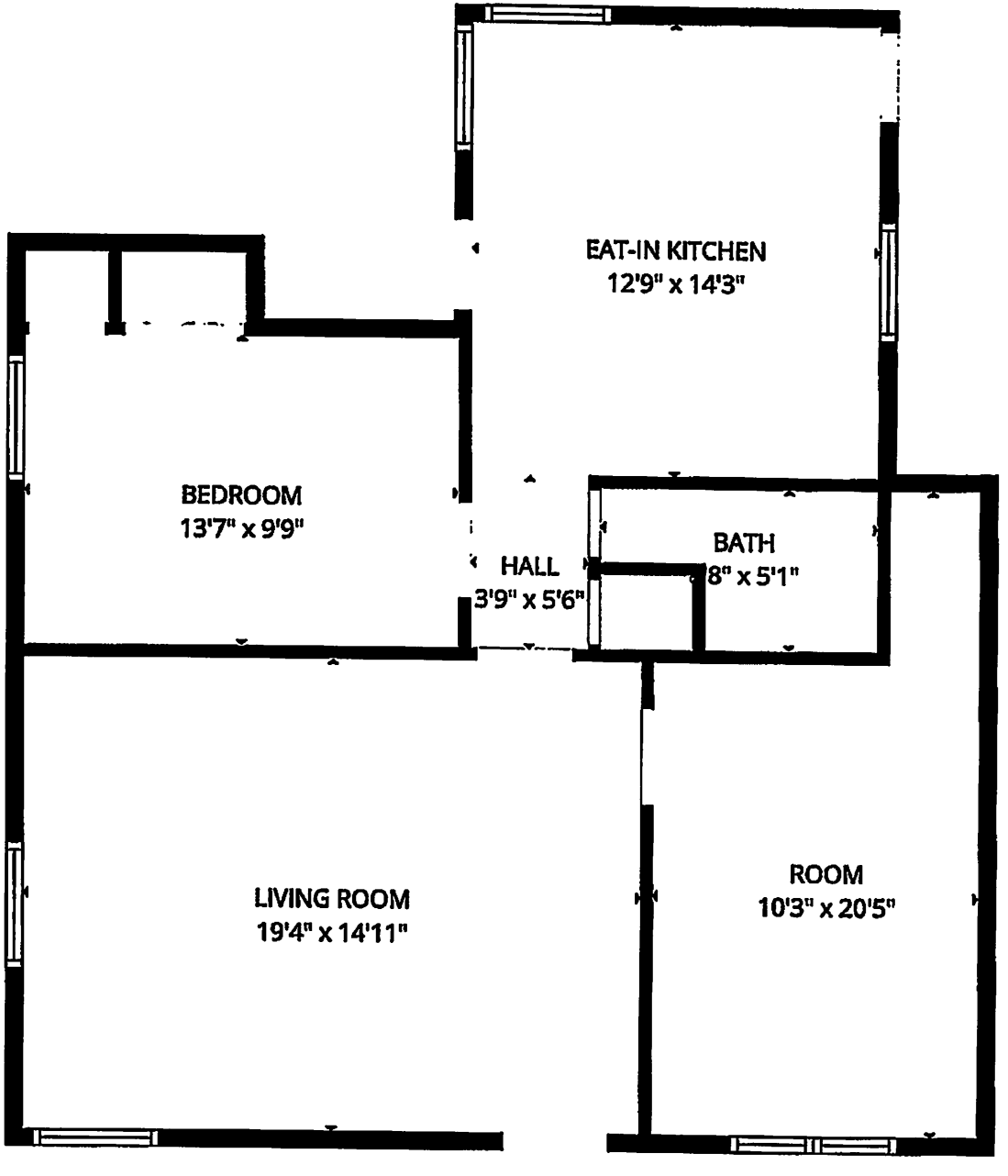


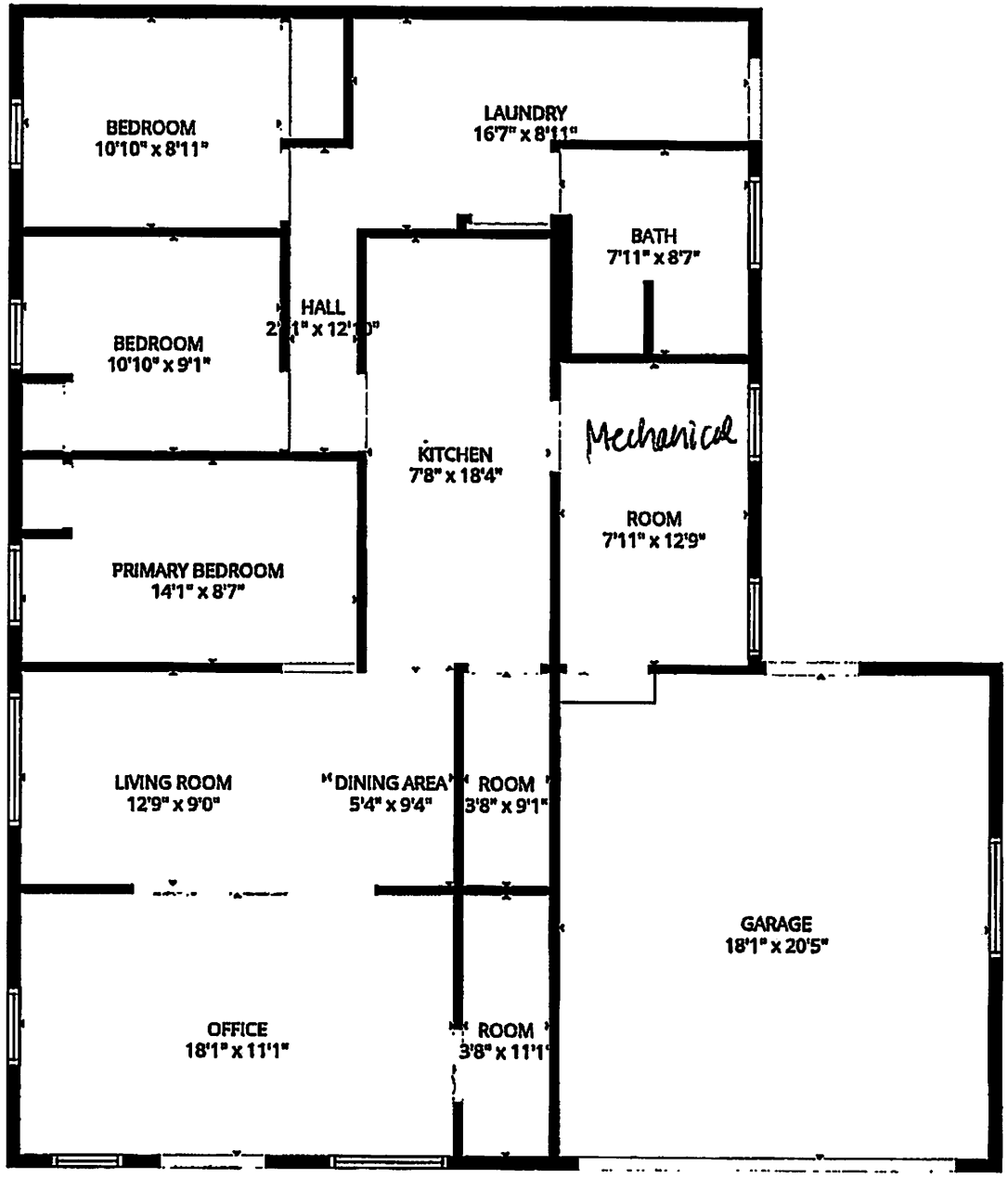
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Upper apt



Rublee apt.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



lower apt.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.