

Marion A Pahl
2300 West Ave S
LaCrosse WI
30 August 24

Members of the Zoning Committee for the city of LaCrosse

Regarding the parcel # 50030-4 aka 1202 Bennett St zoned Residential 2.

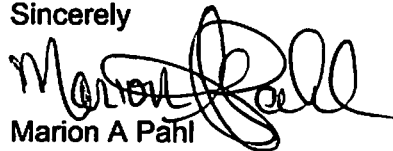
As the owner of this property I am requesting this parcel be rezoned to Residential 1

As the owner of 2300 West Ave aka 50283-100 which is zoned Residential 1, I would like to combine the 2 properties into 1. I am looking to consolidate and simplify the property descriptions. By doing this, it should reduce the City burden of 2 tax bills and 2 storm bills. The property is so small this change should not affect neighborhood or public welfare. It should not be detrimental to the City long range comprehensive plan. By rezoning it should simplify and consolidate matters for the city.

Enclosed you will find legal descriptions of the property. City tax map, zoning map and street view of the properties. Please note that the street view photo is no longer accurate. I have raised the brick garage that has been condemned by the City since 1999.

Thank you for your time and consideration in this matter. I look forward to working with the city to return this property to its former beauty.

Sincerely


Marion A Pahl



PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE
AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Marion Pahl
2300 West Ave S

Owner of site (name and address):

Marion Pahl
2300 West Ave 1202 Bennette

Address of subject premises:

1202 Bennette 1750030-40

Tax Parcel No.:

17-50030-40

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

Please see attachments

Zoning District Classification:

R2 - Residence District

Proposed Zoning Classification:

R1 Single Family

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:

Driveway to 2300 West Ave

Property is Proposed to be Used For:

Driveway to 2300 West Ave

Proposed Rezoning is Necessary Because (Detailed Answer):

Simplify property description - reduce need to send utility bills to both properties - simplify legal description of owner property

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

Nothing changes
City will no longer have to send 2 tax statements or utility bills
Simplify & consolidate

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

Proposed rezoning will simplify & consolidate property
Reducing burden on city officials

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.

M. Maier
(signature)
608 780 1426 30 Aug 24
(telephone) (date)
M.Maier@live.com
(email)

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

Review was made on the 6th day of August, 2024.
Signed: [Signature] Plan Manager
Director of Planning & Development

AFFIDAVIT

STATE OF
COUNTY OF

)
) ss
)

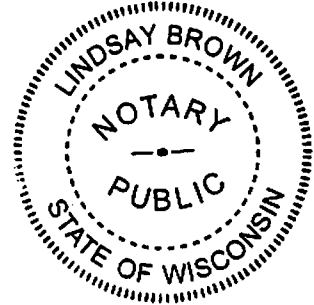
The undersigned, Mason Pahl, being duly sworn states:

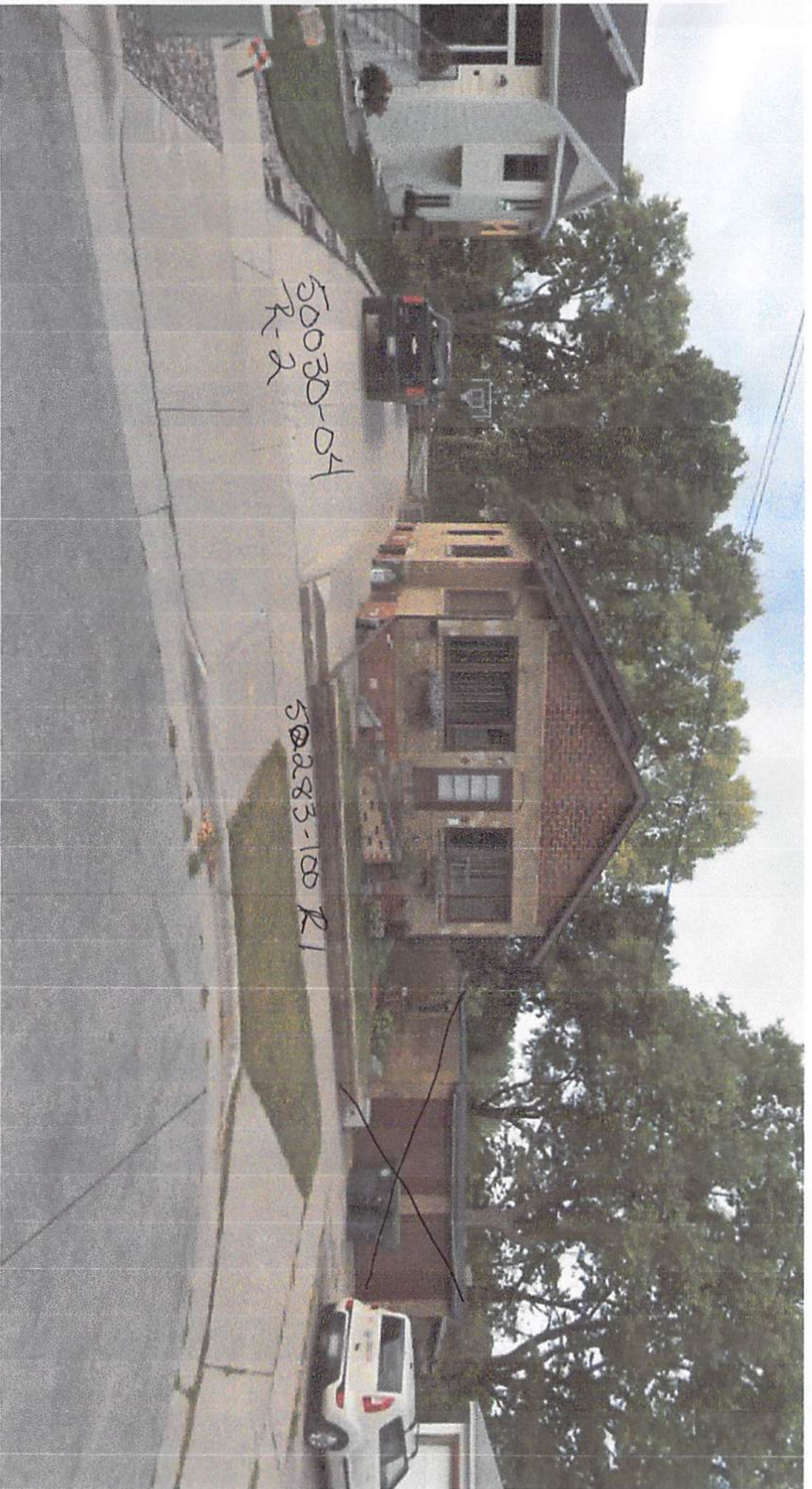
1. That the undersigned is an adult resident of the City of LaCrosse, State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1202 Fenwick St.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Mason Pahl
Property Owner

Subscribed and sworn to before me this 30 day of July, 2024

Lindsay Brown
Notary Public
My Commission expires 02/25/2025





50030-04
R-2

50283-100 R1



Mission Park 1 of 2

50283-91

50284-20

2236

50284-10

2238-40

WESTAVES

2225 50027-110

50283-100

2300

50030-40

1204

50029-200

1206

50029-210

50030-30

50030-32

50030-34

60ft 1,641,093.783 654,469.174 Feet

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EXHIBIT "A"

Part of the NE 1/4 of the SW 1/4 of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the intersection of the East line of said NE 1/4 of the SW 1/4 and the South line of Bennett Street; thence West 267 feet; thence South 300 feet; thence East 267 feet; thence North 300 feet to the point of beginning. EXCEPTING that part described as follows: Commencing at the Southwest corner of the Plat of Rivercrest Two; thence North 89 degrees 40 minutes 37 seconds West 20.07 feet to the East line of said NE 1/4 of the SW 1/4; thence South 0 degrees 39 minutes 58 seconds East along said East line 88.16 feet to the point of beginning of this EXCEPTION: Thence continue South 0 degrees 39 minutes 58 seconds East along said line 106.11 feet; thence West 193.19 feet; thence North 61 degrees 04 minutes 07 seconds East 219.33 feet to the point of beginning of this EXCEPTION.

AND

A parcel of land being part of the NW 1/4 of the SE 1/4, Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northwest corner of the Plat of Rivercrest Two; thence South 0°44'56" East along the West line of Lot 1, Rivercrest Two, a distance of 105.71 feet to the Southwest corner of said Lot 1; thence North 89°40'37" West 20.07 feet to the West line of said NW 1/4 - SE 1/4 and the West line of a parcel of land described in Volume 1423, Page 129; thence North 0°39'58" West along said West line 52.54 feet to the Point of Beginning; thence East along the West line of said parcel 4.00 feet; thence North 0°39'58" West along the West line of said parcel 53.15 feet to the South right-of-way of Bennett Street; thence North 89°39'42" West along said right-of-way 4.00 feet to the West line of said NW1/4-SE1/4; thence South along said West line to the Point of Beginning.

AND

A parcel of land being part of the NW 1/4 of the SE 1/4, Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the Northwest corner of the Plat of Rivercrest Two; thence South 0°44'56" East along the West line of Lot 1, Rivercrest Two, a distance of 105.71 feet to the Southwest corner of said Lot 1; thence North 89°40'37" West 20.07 feet to the West line of said NW 1/4 - SE 1/4 and the West line of a parcel of land described in Volume 1423, Page 129; thence North 0°39'58" West along said West line 52.54 feet; thence East along the West line of said parcel 4.00 feet; thence North 0°39'58" West along the West line of said parcel 53.15 feet to the South right-of-way of Bennett Street; thence South 89°39'42" East along said right-of-way 15.92 feet to the point of beginning.

Subject to all easements, reservations, restrictions and rights-of-way of record.

For Informational Purposes Only

Parcel(s): 17-50283-100, 17-50030-40

Marion Pahl
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WARRANTY DEED

Document Number

Document Name

THIS DEED, made between

Russell H. Larson and Kari L. Larson, husband and wife,

("Grantor," whether one or more), and

Marion A. Pahl, as Trustee of

Marion A. Pahl Revocable Trust Dated March 24, 2016

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the fixtures, profits, rents, and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property") (If more space is needed, please attach addendum):

This is to certify that this is a true and correct copy of the original.

[Handwritten Signature] *4/25/24*
Signature Date

Recording Area

Name and Return Address:
Town n' Country Title, LLC
525 McHugh Road, #1
Holmen, WI 54636

17-50283-100 and 17-50030-40
Parcel Identification Number (PIN)

This is homestead property.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except:

All Existing Easements, Restrictions, and Rights-of-Way and all Federal, State and Municipal Laws and Regulations Affecting Land Use and General Taxes Levied in the Year of Closing and Thereafter.

Dated: April 25, 2024

Russell H. Larson

[Handwritten Signature: Kari Larson]
Kari L. Larson

AUTHENTICATION

Signature(s): Russell H. Larson and Kari L. Larson, husband and wife, as survivorship marital property authenticated on

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____ authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Jamie Thielker, Town n' Country Title, LLC, under the direction of Russell H. Larson and Kari L. Larson, husband and wife, as survivorship marital property
Order No.: 2451891

JAMIE L. THIELKER
NOTARY PUBLIC
STATE OF WISCONSIN

ACKNOWLEDGMENT

STATE OF WISCONSIN

COUNTY OF LA CROSSE

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization this 25th day of April, 2024 the above-named Russell H. Larson and Kari L. Larson, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

[Handwritten Signature]
Notary Public
Jamie L. Thielker
My Commission Expires: February 15, 2026

(Signatures may be authenticated or acknowledged. Both are not necessary.)

*Type name below signatures

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ADDENDUM/EXHIBIT A

Parcel 1:

Part of the NE 1/4 of the SW 1/4 of Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the intersection of the East line of said NE 1/4 of the SW 1/4 and the South line of Bennett Street; thence West 267 feet; thence South 300 feet; thence East 267 feet; thence North 300 feet to the point of beginning. EXCEPTING that part described as follows: Commencing at the Southwest corner of the Plat of Rivercrest Two; thence North 89 degrees 40 minutes 37 seconds West 20.07 feet to the East line of said NE 1/4 of the SW 1/4; thence South 0 degrees 39 minutes 58 seconds East along said East line 88.16 feet to the point of beginning of this EXCEPTION: Thence continue South 0 degrees 39 minutes 58 seconds East along said line 106.11 feet; thence West 193.19 feet; thence North 61 degrees 04 minutes 07 seconds East 219.33 feet to the point of beginning of this EXCEPTION.

Strip:

A parcel of land being part of the NW 1/4 of the SE 1/4, Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northwest corner of the Plat of Rivercrest Two; thence South 0°44'56" East along the West line of Lot 1, Rivercrest Two, a distance of 105.71 feet to the Southwest corner of said Lot 1; thence North 89°40'37" West 20.07 feet to the West line of said NW 1/4 - SE 1/4 and the West line of a parcel of land described in Volume 1423, Page 129; thence North 0°39'58" West along said West line 52.54 feet to the Point of Beginning; thence East along the West line of said parcel 4.00 feet; thence North 0°39'58" West along the West line of said parcel 53.15 feet to the South right-of-way of Bennett Street; thence North 89°39'42" West along said right-of-way 4.00 feet to the West line of said NW1/4-SE1/4; thence South along said West line to the Point of Beginning.

The above-described strip is to attach to and combine with Parcel 1 for tax assessment and zoning purposes.

Parcel 2:

A parcel of land being part of the NW 1/4 of the SE 1/4, Section 8, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the Northwest corner of the Plat of Rivercrest Two; thence South 0°44'56" East along the West line of Lot 1, Rivercrest Two, a distance of 105.71 feet to the Southwest corner of said Lot 1; thence North 89°40'37" West 20.07 feet to the West line of said NW 1/4 - SE 1/4 and the West line of a parcel of land described in Volume 1423, Page 129; thence North 0°39'58" West along said West line 52.54 feet; thence East along the West line of said parcel 4.00 feet; thence North 0°39'58" West along the West line of said parcel 53.15 feet to the South right-of-way of Bennett Street; thence South 89°39'42" East along said right-of-way 15.92 feet to the point of beginning.

For Informational Purposes Only, the above described lands are designated with the following:

Tax ID Number(s): 17-50283-100
 17-50030-40

*Mason Pahl
to file*