

**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):

Borton Development, LLC. 2 Copeland Ave # 201, La Crosse, WI 54603

Owner of site (name and address):

Borton Development, LLC. 2 Copeland Ave # 201, La Crosse, WI 54603

Address of subject premises:

1325 St Andrew St, La Crosse, WI 54603

Tax Parcel No.:

17-10289-040

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

See Certified Survey Map Draft

PDD/TND:

☐

General

☐

Specific

☒

General & Specific

Zoning District Classification:

Planned Development District

Proposed Zoning Classification:

Planned Development District

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:

Vacant Land

Property is Proposed to be Used For:

Borton Construction Office and Warehouse

Proposed Rezoning is Necessary Because (Detailed Answer):

The proposed rezoning is necessary to allow for Borton Construction's office and shop, which is not permitted under current zoning. The Planned Development District (PDD) requires higher design and review standards, ensuring the project is well-planned and compatible with surrounding properties.

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

Borton Construction's office and shop will operate as a professional business with limited traffic, controlled operations, and minimal disruption. The project will meet City of La Crosse design standards for storm water, parking, and site development, ensuring compatibility with surrounding properties while improving the site's appearance, supporting local employment, and contributing positively to the community.

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 supports the City's long-range comprehensive plan by promoting responsible commercial growth and expanding local union construction jobs. Borton Construction's office and shop will provide compatible development while supporting sustainable growth and long-term community investment.

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 _____

Sale pending between Stitzo Development LLC. and Borton Development LLC. upon approval of PDD and Developers Agreement.

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.

Paul Borsheim

(signature)

608-792-8865

(telephone)

6-5-26

(date)

Paul.Borsheim@BortonConstruction.com
(email)

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 12th day of June, 2026

Signed: [Signature]

Director of Planning & Development

AFFIDAVIT

STATE OF
COUNTY OF

)
) ss
)

The undersigned, Paul Borsheim, being duly sworn states:

1. That the undersigned is an adult resident of the City of Neillsville, State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1325 St. Andrew 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.

Paul Borsheim
Property Owner

Subscribed and sworn to before me this 5th day of June, 2026.

Gretchen Clements
Notary Public
My Commission expires 2-19-27

