

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Great River Homes LLC

Owner of site (name and address):

John Mazzola N2244 Pammel pass E LaCrosse WI 54601

Address of subject premises:

3825 and 3827 Sunnyside Drive W. LaCrosse WI 54601 (LOT-5)

Tax Parcel No.:

17-50781-850

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

Part of the NE 1/4- NW 1/4 SE 1/4- NW 1/4 and the NE 1/4- SW 1/4, Section 27, T15N-R7w, City of LaCrosse TwnRng 27-15 -07

Zoning District Classification:

R-4 - Low Density Multiple

Proposed Zoning Classification:

R-2 - 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 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:

A twinhome is built upon this property already.

Property is Proposed to be Used For:

A twinhome which is already built.

Proposed Rezoning is Necessary Because (Detailed Answer):

The inspector will not allow me to register my CSM so I can sell the Twinhome as built.

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

There are already twinhomes and I am building exactly like the other homes in the subdivision..

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

The twinhome is what was originally going to be built and proposed in the Plat. I errantly added this lot that should not have been included in R-4.

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 29th day of April, 2024.

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) 

608-721-5995 (telephone) 4-29-24 (date)

Greatriverhomesllc@gmail.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 May, 2024

Signed:  Plan Manager
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

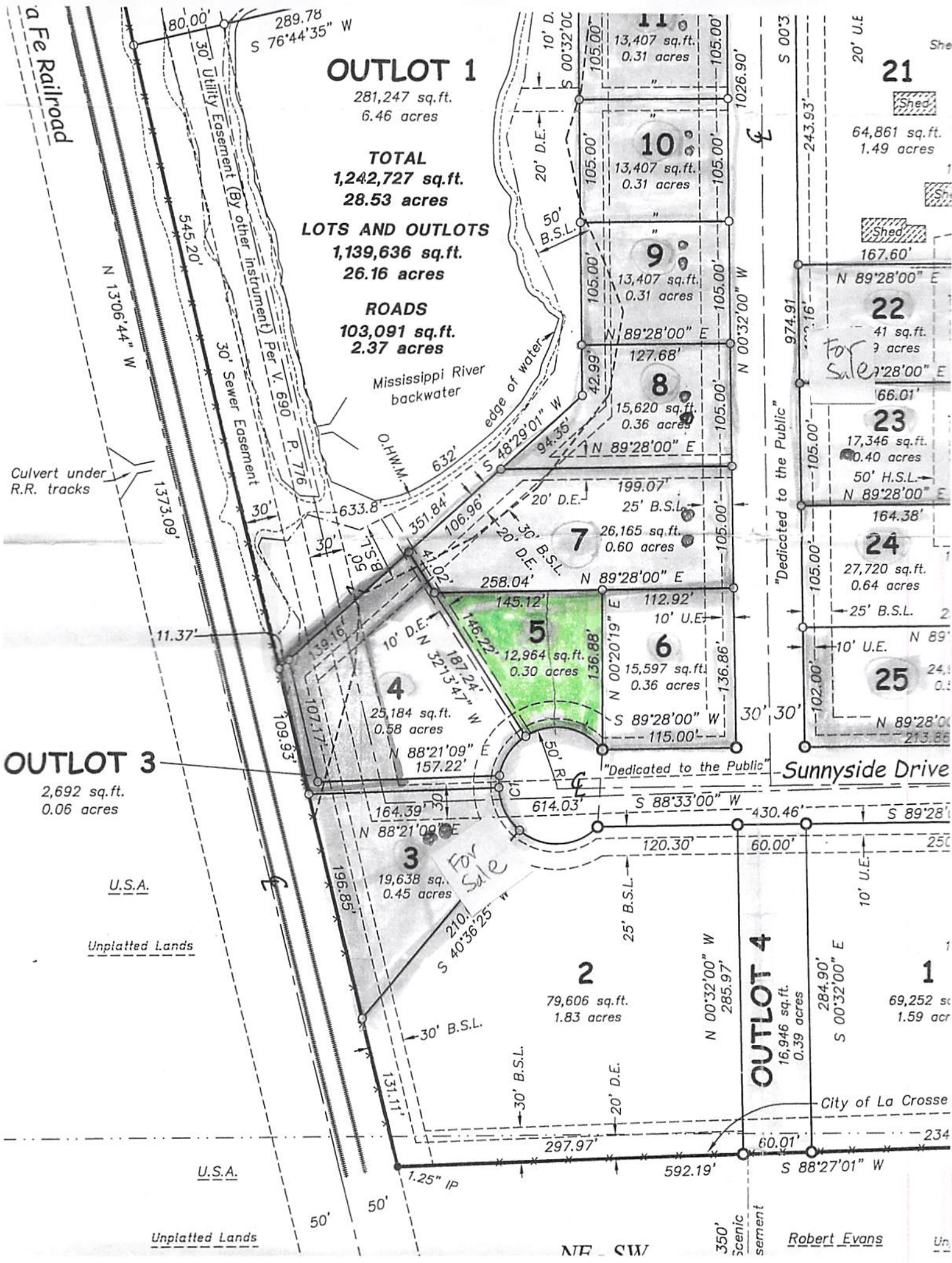
The undersigned, John Mazzola, being duly sworn states:

1. That the undersigned is an adult resident of the City of LaCrosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 3827/3825 Sunnyside drive.
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

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

Notary Public
My Commission expires _____.



OUTLOT 1

281,247 sq.ft.
6.46 acres

TOTAL
1,242,727 sq.ft.
28.53 acres

LOTS AND OUTLOTS
1,139,636 sq.ft.
26.16 acres

ROADS
103,091 sq.ft.
2.37 acres

Mississippi River
backwater

a Fe Railroad

Culvert under
R.R. tracks

OUTLOT 3

2,692 sq.ft.
0.06 acres

U.S.A.

Unplatted Lands

U.S.A.

Unplatted Lands

21

64,861 sq.ft.
1.49 acres

22

41 sq.ft.
.9 acres

23

17,346 sq.ft.
0.40 acres

24

27,720 sq.ft.
0.64 acres

25

1

69,252 sq.ft.
1.59 acres

OUTLOT 4

16,946 sq.ft.
0.39 acres

City of La Crosse

NE SW

350'
Scenic
sement

Robert Evans

Un

SITE INFO	
SUBDIVISION	WATERVIEW
LOT NO. <u>5</u>	BLOCK NO. _____
ZONING DISTRICT	R-4 LOW DENSITY MULTIPLE
_____ 1/4 _____ 1/4, SEC _____ T _____ N, R _____ E or W	
PARCEL NO.	17-50781-850
SETBACKS:	
FRONT <u>25</u> ft	REAR <u>25</u> ft
LEFT <u>16'-10"</u> ft	RIGHT <u>0</u> ft

Work shall not proceed until the inspector has approved the various stages of construction or two business days have elapsed since the day of inspection request. This permit will expire 24 months after the date of issuance if the building's exterior has not been completed. **Keep this card posted until final inspection has been made.** (WI Stats. 101.63)

WISCONSIN UNIFORM BUILDING PERMIT



026124-2023

INSPECTIONS			
PHASE	ROUGH	FINAL	EROSION
FOOTING			
FOUNDATION			
BSMT DRAIN TILES			
CONSTRUCTION			
PLUMBING			
HEAT/VENT/AC			
ELECTRICAL			
INSULATION			
OCCUPANCY			

Constr HVAC Elect Plumb Erosion

Project: CONSTRUCT HALF OF NEW TWIN HOME PER PLAN AND PLAN REVIEW COMMENTS.

Issued To	OWNER (AGENT)	PHONE
	GREAT RIVER HOMES, LLC	(608) 721-5995
	BUILDING SITE ADDRESS	
	3825 SUNNYSIDE DR.	
	CITY, VILLAGE, TOWN	
	LA CROSSE, WI 54601	

CONTRACTORS		
NAME	CREDENTIAL #	PHONE
G.C. ROSENOW CONSTRUCTION	DC-041200078	608-792-7375
HVAC SCHNEIDER HEATING & AC	5160	608-782-4035
ELECT. STETTER ELECTRIC	1283154	608-769-5890
PLBG TP PLUMBING	838991	608-769-2397

Issued by	PERSON ISSUING	CERT. NO.
	MIKE SUNTKEN	1474574
	DATE ISSUED	TELEPHONE
	4/25/23	(608) 789-7583

Comments:
EROSION CONTROL MUST BE IN PLACE PRIOR TO THE START OF EXCAVATION. BUILD TO APPROVED PLANS.

NOTICE OF NONCOMPLIANCE: This issuing jurisdiction shall notify the applicant in writing of any violations to be corrected. All cited violations, except erosion control ones, shall be corrected within 30 days of notification, unless extension time is granted.

SITE INFO	
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LOT NO. <u>5</u>	BLOCK NO. _____
ZONING DISTRICT	R-4 LOW DENSITY MULTIPLE
_____ 1/4, _____ 1/4, SEC _____ T _____ N, R _____ E or W	
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WISCONSIN UNIFORM BUILDING PERMIT#



026139-2023

INSPECTIONS			
PHASE	ROUGH	FINAL	EROSION
FOOTING			
FOUNDATION			
BSMT DRAIN TILES			
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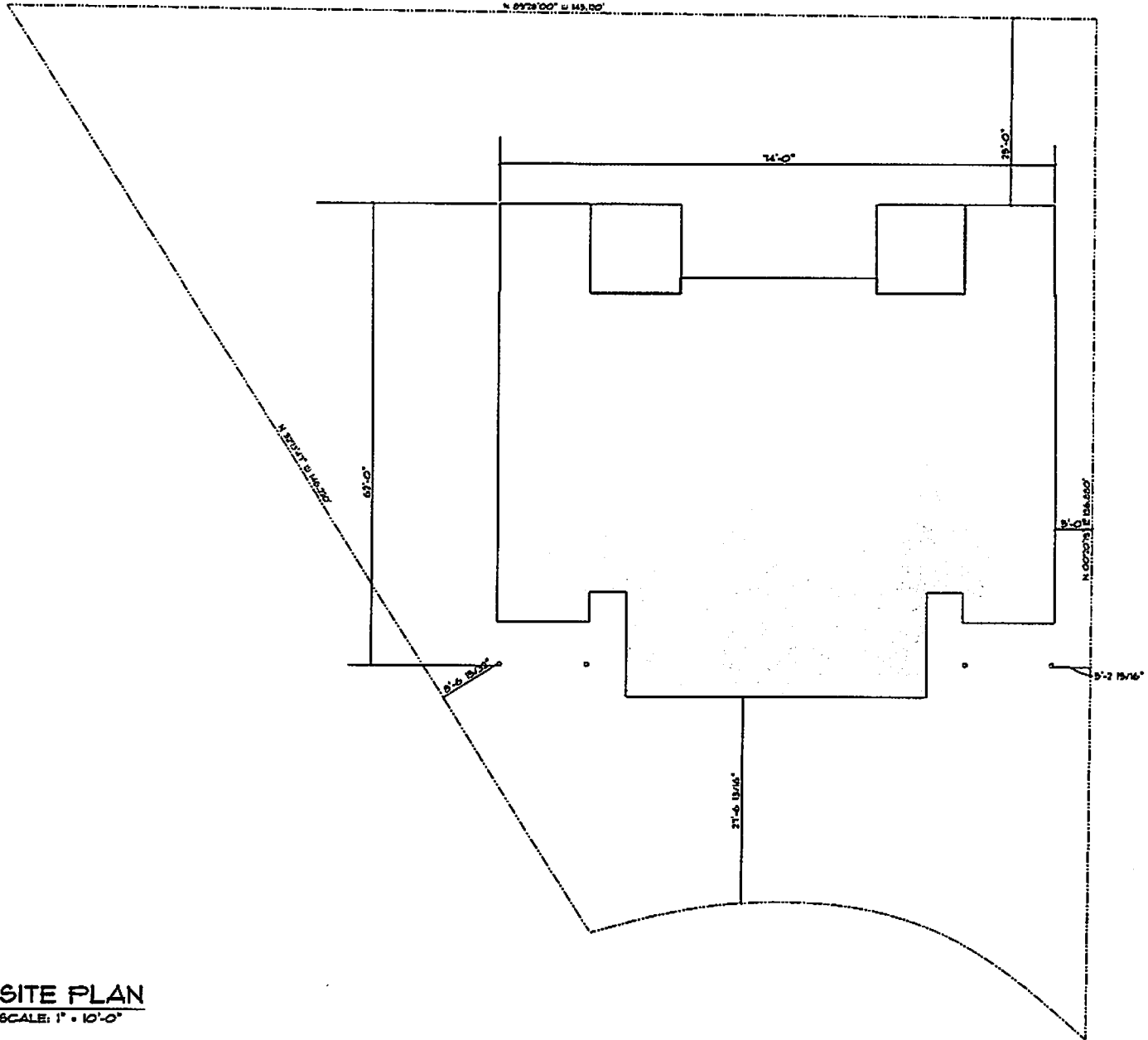
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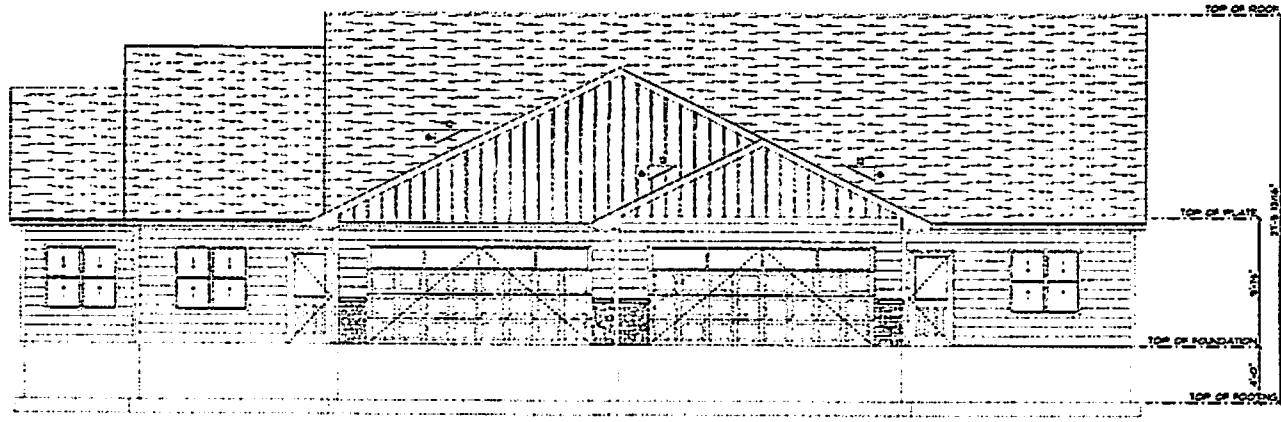
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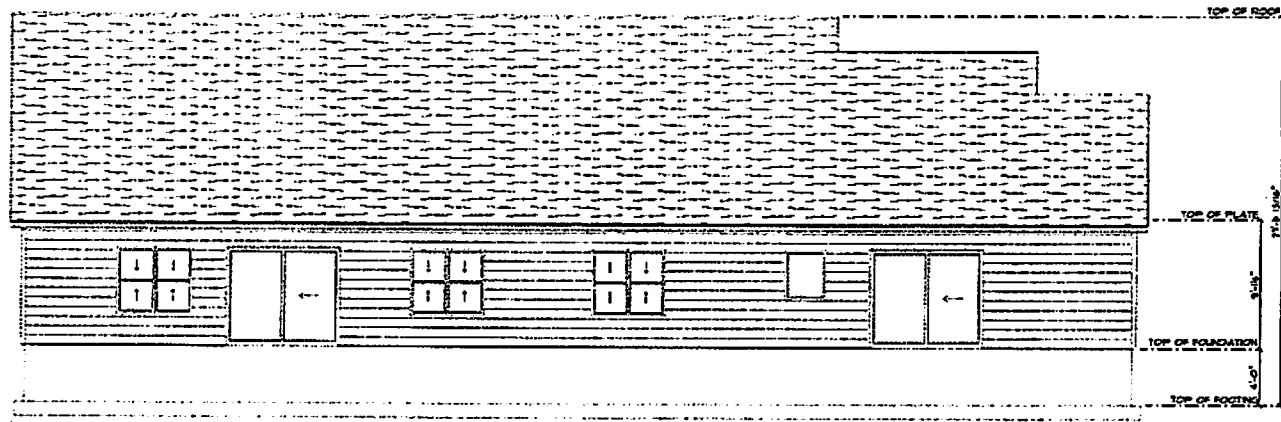
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SITE PLAN
SCALE: 1" = 10'-0"



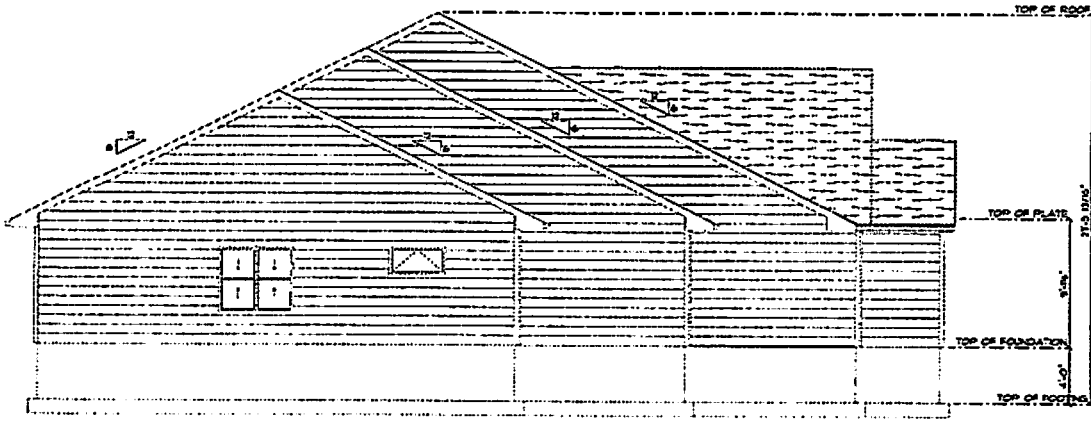


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

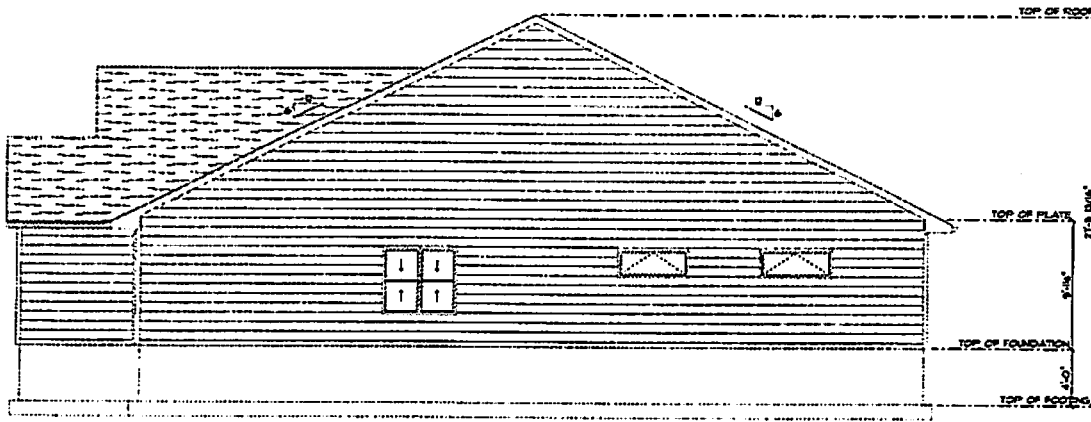


REAR ELEVATION
SCALE: 1/4" = 1'-0"

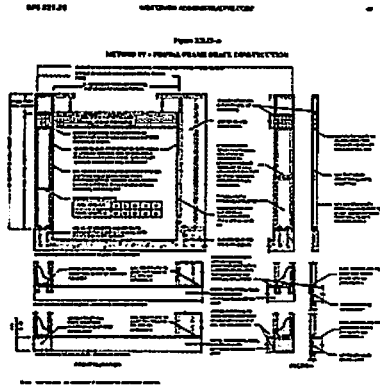
<p>Great River Homes 1000 Lakeside Blvd. N. Grafton, WI 53024 Tel: 262-791-1111</p>	<p>BEAVER BUILDERS' SUPPLY 1423 S. 10th St. Waukegan, WI 53150 Tel: 262-791-1111</p>	<p>SCALE: 1/4" = 1'-0"</p>	<p>DATE: 01/15/03</p>
		<p>DRAWN BY: JPL</p>	<p>OWNER / CONTRACTOR: [Blank]</p>
<p>DATE: 01/15/03</p>		<p>DATE: 01/15/03</p>	



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



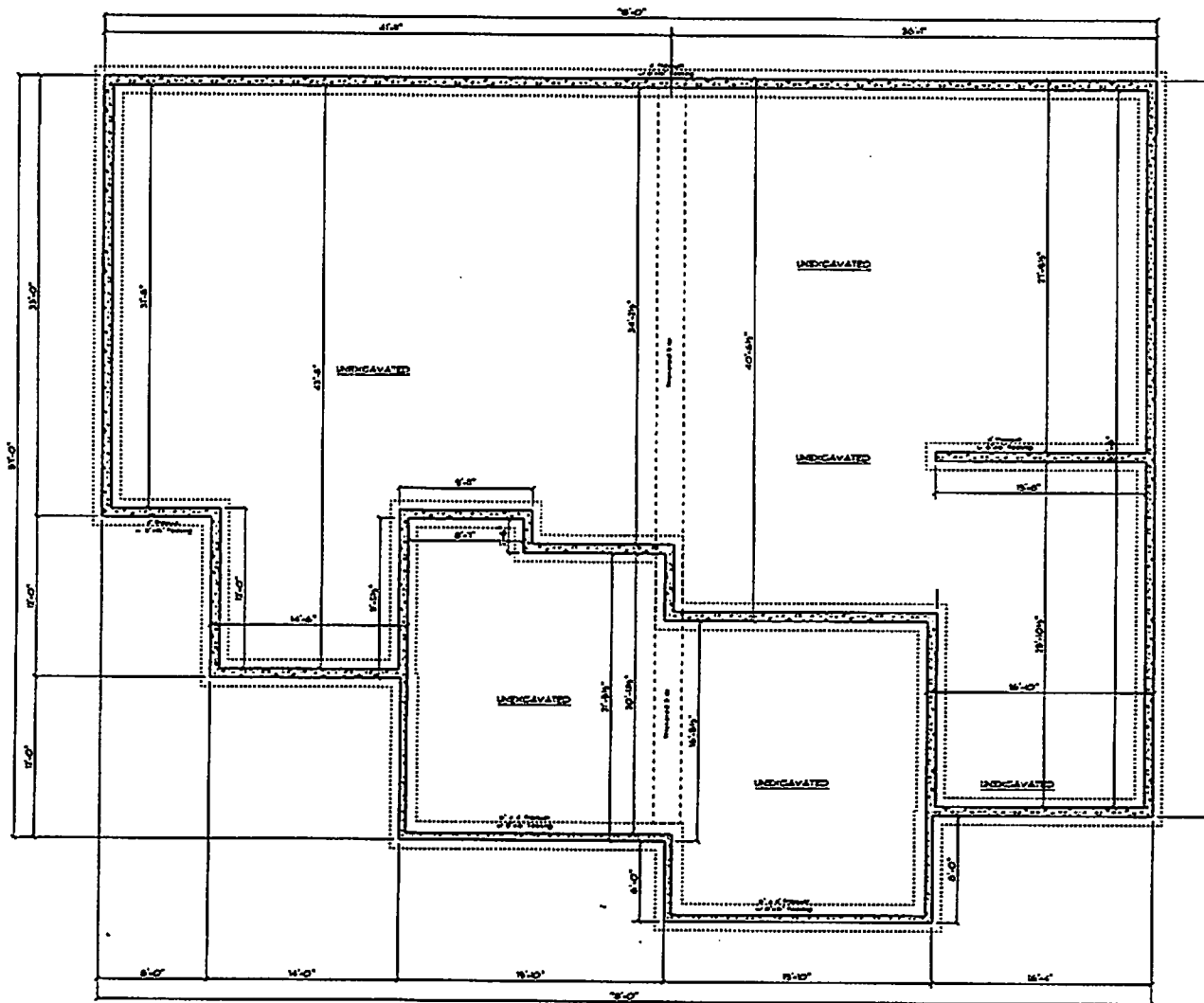
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



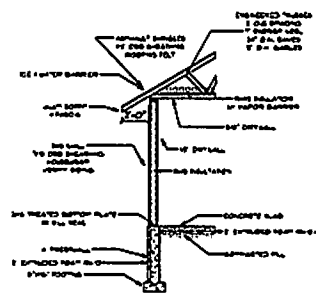
SITE PLAN 2
SCALE: 1" = 32'-0"

<p>Beaver Builders Supply 1000 Highway 100 P.O. Box 100 Piquette, MI 48869 Phone: 517-233-1111</p>		<p>SCALE: As Shown DRAWN BY: Ryan L. DATE: 4/11/2023</p>	<p>OWNER / CONTRACTOR (and other appropriate) _____ DATE _____</p>
<p>Beaver Builders Supply 1000 Highway 100 P.O. Box 100 Piquette, MI 48869 Phone: 517-233-1111</p>		<p>SCALE: As Shown DRAWN BY: Ryan L. DATE: 4/11/2023</p>	<p>OWNER / CONTRACTOR (and other appropriate) _____ DATE _____</p>

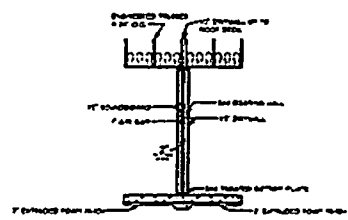
FOUNDATION
SCALE: 1/4" = 1'-0"



Detail Foundation
of Present
of 2' x 8" Roofing



Typical Wall



PARTY WALL SECTION

DRAWING NOTES:
 -2" x 8" WALLS DRAWN AT 1/8"
 -3" x 6" WALLS DRAWN AT 1/16"
 -ALL DIMENSIONS ARE TO FACE OF STUD
 -BASEMENT WALLS DRAWN AT 1/8"
 -FURRED EXT. BASEMENT WALLS 8" x 12" AIR SPACE
 -3.5" x 6" WALLS 1/16"

Owner / Contractor participation: _____ Date: _____

SCALE: 1/4" = 1'-0"
 DRAWN BY: Ryan L.
 DATE: 4/11/2023

BEAVER BUILDERS' SUPPLY
 1000 W. 10th St.
 North St. Louis, MO 63108
 (314) 431-1111

Great River Homes
 1000 W. 10th St.
 North St. Louis, MO 63108
 (314) 431-1111

1 of 1

CERTIFIED SURVEY MAP NO.

Lot 5, Waterview Subdivision, Located in the SE-NW, Section 27, T15N-R7W, City of La Crosse, La Crosse County, WI

Christopher W. Fechner PLS #2448
 Coulee Region Land Surveyors, LLC
 917 S. 4th Street
 La Crosse, WI 54601

Owner:
 Great River Homes, LLC
 C/O John Mazzola
 N2244 Pammel Pass E.
 La Crosse, WI 54601

Lot 2 C.S.M. D.N. 1775736
 V. 19 P. 105

FD Stone
 N 1/4 Corner
 Section 27
 T15N-R7W

LEGEND

- = Found 3/4" Iron Bar (unless stated otherwise)
- = Set 3/4" x 20" Iron Rebar (1.50 lb/lin. ft.)
- = Set Drill Hole
- () = Recorded dimensions
- ⊕ = Found County marker
- = Boundary of this survey
- - - = Centerline



SURVEYOR'S CERTIFICATE

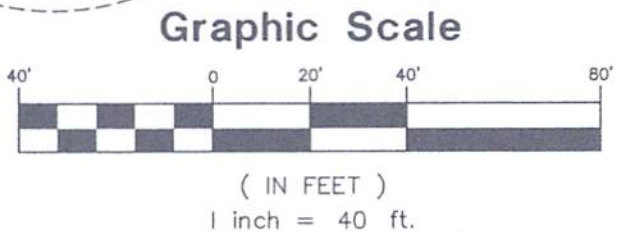
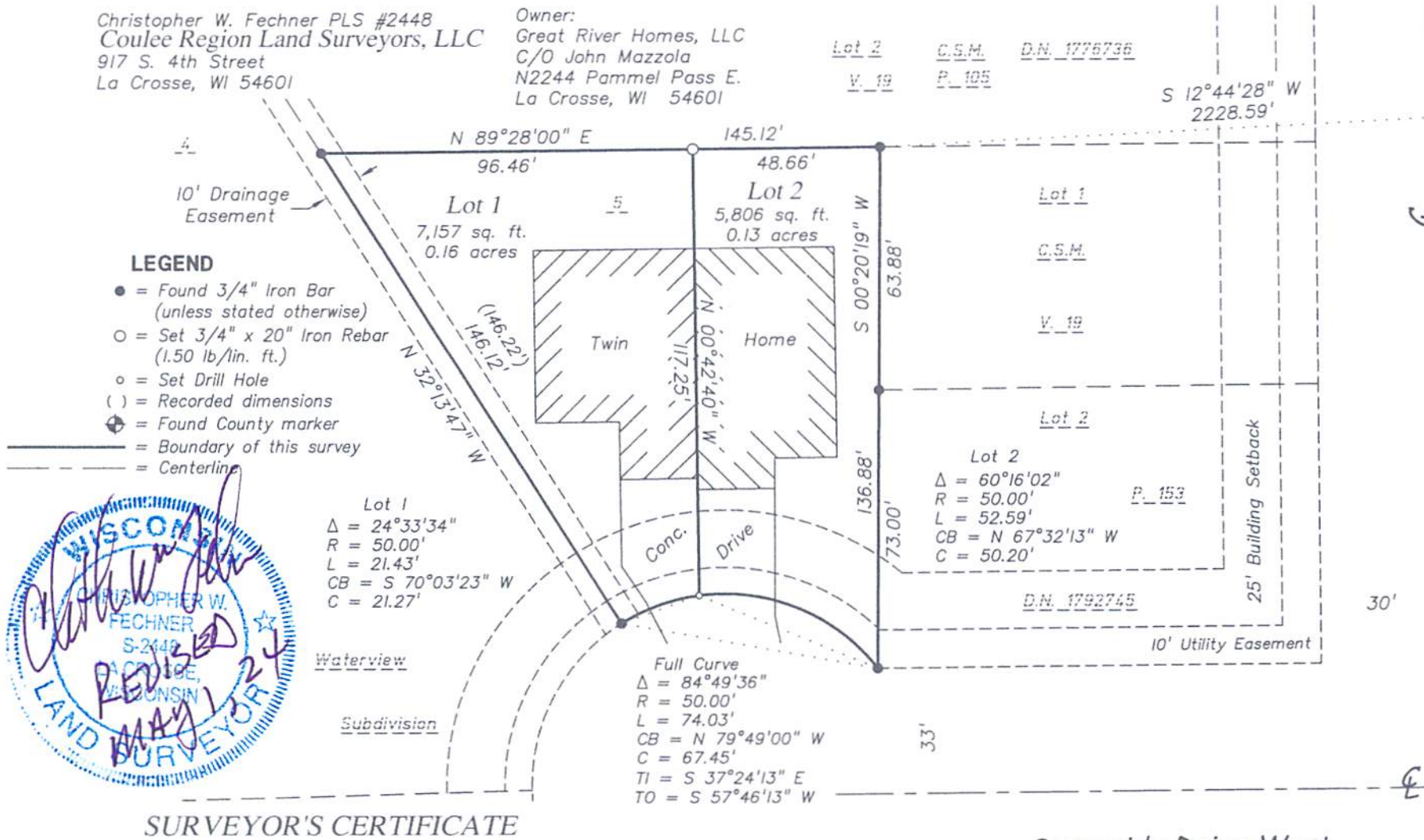
I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lot 5, Waterview Subdivision, located in the SE 1/4 of the NW 1/4, Section 27, T15N-R7W, City of La Crosse, La Crosse County, Wisconsin.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of Great River Homes, LLC, owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of the City of La Crosse in surveying and mapping the same.



CITY OF LA CROSSE APPROVAL

Resolved that this Certified Survey Map is hereby approved by the City of La Crosse.

Dated this _____ day of _____, 2024

 City Clerk

SE - NW
 Section 27
 T15N-R7W

River Run Road

Sunnyside Drive West

Bearing Basis: The La Crosse County Coordinate System. Referenced to the East line of the NW 1/4, Section 27, T15N-R7W: N 00°35'54" E

FD 1.25" IP
 S 1/4 Corner
 Section 27
 T15N-R7W