

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):

Karl Schilling, Property Logic LLC
PO Box 2132, La Crosse, WI 54602

Owner of site (name and address):

Karl Schilling, Property Logic LLC
PO Box 2132, La Crosse, WI 54602

Address of subject premises:

6103 River Run Road
La Crosse, WI 54601

Tax Parcel No.:

17-50782-010

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

Lot 21 Waterview Subdivision

PDD/TND:



General

☐ Specific

☐ General & Specific

Zoning District Classification:

R2 - Residence

Proposed Zoning Classification:

TND General

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 farmstead

Property is Proposed to be Used For:

Construction of 11 town homes and associated utilities, drive aisles, parking areas, and pedestrian walkways.

Proposed Rezoning is Necessary Because (Detailed Answer):

The City of La Crosse currently considers townhomes an acceptable use for medium-density residential, and possibly compatible with low-density residential uses. However, no residential uses in municipal code allow for multiple primary residences on the same parcel.

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

According to the City of La Crosse 2040 Comprehensive Plan, this parcel is within the Swift Creek neighborhood. Both low- and medium-density residential uses are considered desirable within this neighborhood. The proposed use is consistent with the neighborhood, and will have no foreseeable detriment to the public welfare.

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

Rezoning to TND - General will allow the parcel to have single-family dwellings at a higher density than would typically be possible through existing zoning. Desirable future uses for this area include low- and medium-density residential, low-intensity mixed, neighborhood retail, and open space. Rezoning will have no impact on these goals.

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 15th day of

August, 2018.

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)317-4481

(telephone)

12/6/2024

(date)

ks.propertylogic@gmail.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 9th day of December, 2024.

Signed:

Director of Planning & Development

AFFIDAVIT

STATE OF
COUNTY OF

)
) ss
)

The undersigned, Karl Schilling, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onaska, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 6103 River Run Rd.
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 6th day of December 2024.

Jessica Alo
Notary Public
My Commission expires 04/26/2024

