

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):

George Keith Brown 2945 Baier Ln LaCrosse WI 54601

Owner of site (name and address):

George Keith Brown 2945 Baier Ln LaCrosse WI 54601

Address of subject premises:

1202 STATE ST LaCrosse WI 54601

Tax Parcel No.:

17-20227-70

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

Lots 5 and 6, except the east 30 7/8 feet of said Lot 5, of subdivision of Block 19, Metzger and Funk's Addition to the city of LaCrosse, County of LaCrosse, State of Wisconsin; Excepting THEREFROM the lands conveyed to the City of LaCrosse in War

PDD/TND:

General ☒ Specific ☐ General & Specific ☐

Zoning District Classification:

C1-Local Business

Proposed Zoning Classification:

TND Specific

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:

Commercial - office space

Property is Proposed to be Used For:

Commercial office, door facing state
Residential apartment, door facing alley

Proposed Rezoning is Necessary Because (Detailed Answer):

TND Zoning is required for mixed use property.

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

the proposed zoning/use will fit well into current neighborhood.

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

this fits well into the city's long term goals for greater density, urban mixed uses, and increase efficiency of resources.

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 13th day of February, 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.

Leon Keith Bur

(signature)

608-790-5739

(telephone)

7-2-25

(date)

K64rent@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 25th day of July, 2025

Signed: *[Signature]*

Director of Planning & Development

AFFIDAVIT

STATE OF WI)
) ss
COUNTY OF Lacrosse)

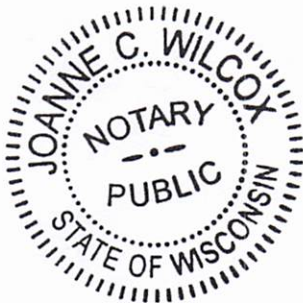
The undersigned, George Keith Brown, being duly sworn states:

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 STATE
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

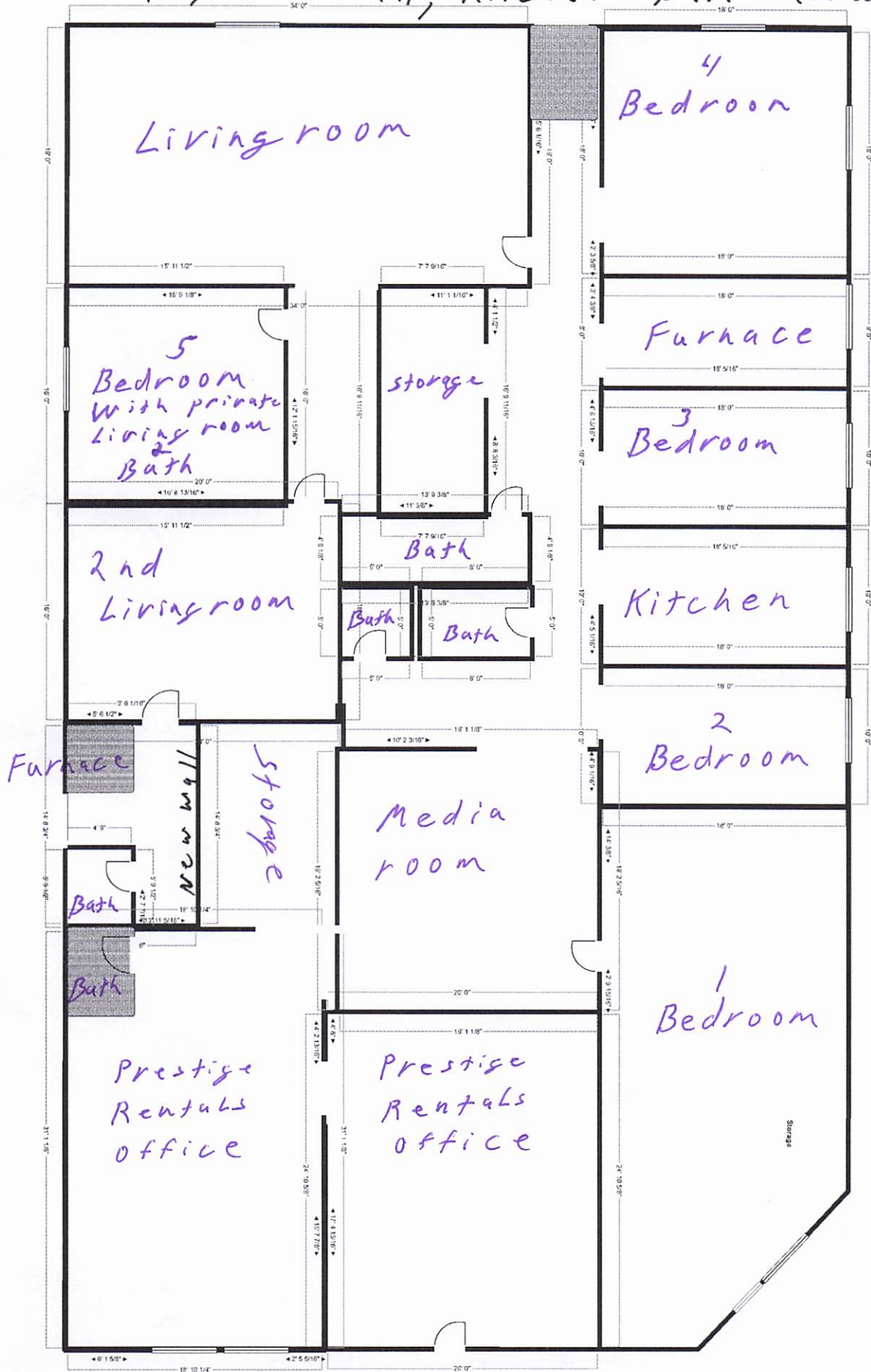
George Keith Brown
Property Owner

Subscribed and sworn to before me this 2 day of July, 2025

Joanne C. Wilcox
Notary Public
My Commission expires 1/9/27



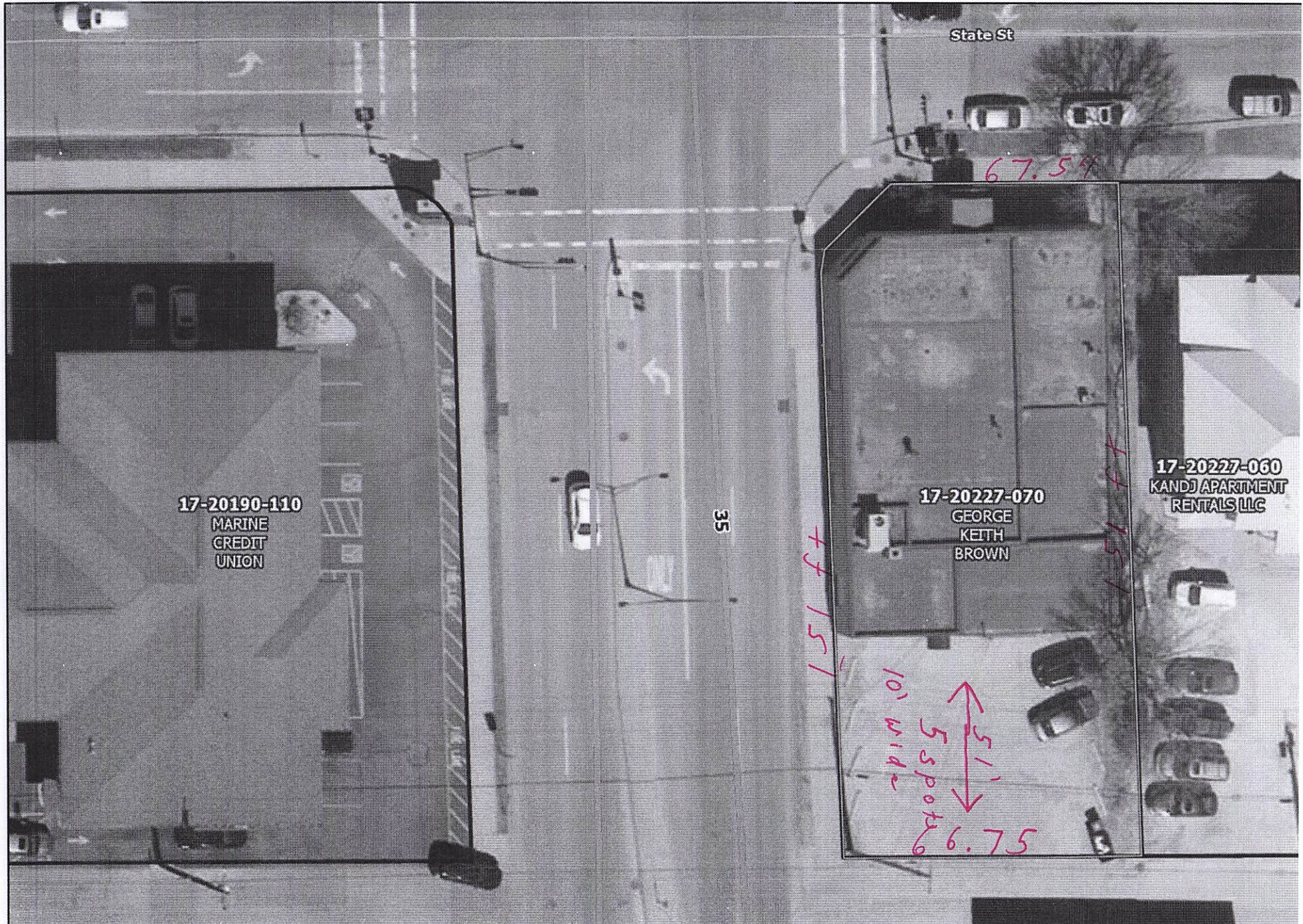
No changes to layout other than
1 new wall, Kitchen & Bath's already present.



(See recorded documents for a complete legal description)

SUBDIVISION OF BLOCK NO. 19 OF METZGER & FUNK'S ADDITION PRT LOTS 5 & 6 BEG NW COR LOT 6 E ALG N LN LOTS 6 & 5
67.54FT S 151FT TO S LN LOT 5 W 66.75FT TO SW COR LOT 6 N ALG W LN LOT 6 151FT TO POB EX PRT TAKEN FOR R/W IN DOC NO.
1463533

La Crosse County Web Map



Rezoning Narrative for 1202 State St, La Crosse, WI

****Property Owner**:** George K Brown

****Property Address**:** 1202 State Street, La Crosse, WI 54601

****Parcel Number**:** 17-20227-070

****Current Zoning**:** Commercial

****Proposed Zoning**:** Mixed-use (Business Office + Residential)

Proposal Overview:

As the owner and landlord of the property at 1202 State Street, I am requesting a rezoning to allow for a dual-purpose use: a small business office in the front of the building (commercial use) and a residential rental unit in the rear portion (housing use). This is intended to preserve and enhance the property's contribution to the neighborhood's walkability, accessibility, and character, while better utilizing the existing structure and layout.

The property will not be significantly altered externally, and any renovations will comply with applicable building and safety codes. The front space will serve as a professional or administrative office, while the back portion will serve as a one-unit rental housing space.

Purpose and Need:

- The current zoning restricts this property's flexibility to meet both commercial and residential needs.
- The proposed use supports small business operation while adding valuable rental housing in a walkable neighborhood.
- This supports the goals of diverse land use, economic opportunity, and neighborhood vitality in a way consistent with the City's zoning and development plans.

How the Proposal Meets §115-403(d) Traditional Neighborhood Development

Design Standards:

Per §115-403(d), this property and use proposal adheres to the following TND design principles:

- Compact Design:

The proposed use maximizes the utility of the existing building without expanding the footprint. Both the commercial and residential functions will operate within the structure, contributing to compact, efficient land use.

- Mixed Land Uses:

The proposal introduces a live/work model within the same parcel, aligning with the TND goal of integrating multiple uses in a single building or block. This aligns with a walkable, mixed-use neighborhood model and reduces reliance on vehicle travel.

- **Walkability:**

The site is located on State Street, a key thoroughfare within walking distance of other businesses, residences, schools, and transit options. The dual-use design encourages pedestrian access and engagement with the neighborhood.

- **Connectivity and Accessibility:**

The location is accessible by sidewalk and public transportation. Parking for both uses will be managed on-site or via adjacent legal street parking, in compliance with code.

- **Human-Scale Design and Building Orientation:**

The building maintains its original human-scale façade and entrance orientation toward the street, as typical of traditional neighborhood structures. The commercial entrance will remain clearly defined at the front, while the residential entry will be set toward the rear or side, ensuring clear and functional access for both.

- **Diverse Housing Types:**

The rear housing unit introduces a small-scale rental opportunity into a predominantly commercial corridor, offering diverse housing options while remaining sensitive to neighborhood character.

- **Sustainability and Reuse of Existing Structures:**

The proposed change will reuse and repurpose an existing building instead of requiring new development, preserving materials and minimizing disruption to the neighborhood.

Conclusion:

This proposed rezoning supports the principles and intent of the Traditional Neighborhood Development zoning standards by enhancing land use efficiency, encouraging walkable and human-scale mixed-use, and increasing the vitality of the neighborhood without disrupting its character. The combination of business office and residential unit will contribute to the long-term sustainability of the property, support local economic activity, and provide additional housing — all in a manner consistent with La Crosse's comprehensive plan and zoning goals.

I respectfully request your consideration and approval of this zoning amendment.