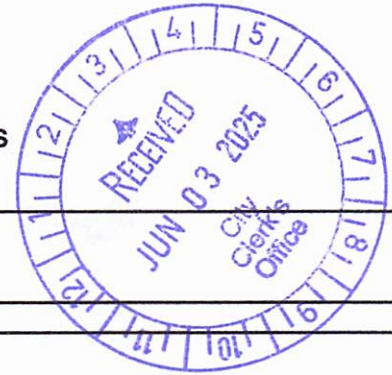


25-0666

**PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE**

AMENDMENT OF ZONING DISTRICT BOUNDARIES



Petitioner (name and address):

Joseph and/or Tracy Endrizzi
236 17th Place S

Owner of site (name and address):

JME Products
236 17th Pl S, La Crosse, WI 54601

Address of subject premises:

1513 Market St, La Crosse, WI 54601

Tax Parcel No.:

17-30172-30

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

Gould Add lot 3 sz: 53 x 126

Zoning District Classification:

TND - *Specific*

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 Rezoning consistent with the policies of the Comprehensive Plan?

☒ Yes ☐ No

Property is Presently Used For:

It is currently a vacant lot

Property is Proposed to be Used For:

Neighborhood friendly business, bakery, cafe, coffee

Proposed Rezoning is Necessary Because (Detailed Answer):

The original rezoning petition was approved in July 2024. This completes the re-zoning process with detailed plans.

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

This rezoning will add amenities to the neighborhood.

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

This rezoning has been evaluated and approved by the city council. This is for final approval.

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 07th day of

January, 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)

(telephone)

(date)

(email)

608 461 1593 03 June 2025

JMENDRIZZI JR @GMAIL.COM

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

Review was made on the 9th day of June, 2025.

Signed: [Signature], Deputy Director
Director of Planning & Development

03 June 2025

Joseph and Tracy Endrizzi
JME Products, LLC.
236 17th PI S
La Crosse, WI 54601

Common Council for the City of La Crosse

Dear Council Members,

In July 2024, 1513 Market Street was rezoned during a La Crosse city council meeting from residential to TND. In March 2025, the council additionally approved a final plan for a mixed-use building that included a bakery with an apartment above. Since the initial proposal, personal and economic changes have impacted the scope of our project. This letter is to inform you of necessary changes to the project. We would like the council to approve downsizing of the project. The project we are proposing includes a bakery and garage minus the apartment space.

Since the initial conception of our project, the costs associated with the full scope have increased significantly; rising interest rates and increased construction costs have played a major role in our decision-making process. In addition, instability in the economy have caused us to reconsider our ability to commit to the size of the initial project. Since making changes, we have confirmed the commitment from the bakery tenant. Neighborhood feedback has been and continues to be very positive in regards to the project. We feel the new option still allows a third-space gathering location that will complement the make-up of Market Street, which has always been our priority of the project.

The house that formerly occupied the lot at 1513 Market St. has been demolished with the assistance of a La Crosse County revitalization grant. It is our intention to now complete the construction with the attached architectural plans. This will be a bakery, deli and coffee shop.

This project meets the principles of Traditional Neighborhood Development. This plan represents a building that is significantly updated but of similar size and appearance to those in the area. It is designed to provide a community gathering space that is accessible to neighbors, encouraging social interaction among residents. Plans show a front patio as well as bike parking areas encouraging a walk and bike friendly atmosphere. It provides a location within the neighborhood for a public commercial space. The building will upgrade the infrastructure that has been demolished. The current architectural and construction plan will more than triple the previous value of assessed property. Neighborhood feedback to date on the project has been universally positive. These points of discussion ensure that the project is consistent with La Crosse's comprehensive plan.

Please give due consideration to our requested changes. We thank you for your understanding and support as we navigate these challenges together. We are dedicated to a transparent and communicative relationship with the city during this process. Please feel free to reach out with any questions or for further discussion.

With warm regards,

Joseph and Tracy Endrizzi