

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
La Crosse, WI 54601

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 - General

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:

Owner occupied apartment and 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 and update housing supply.

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 30th 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)

(608) 461-1593

(telephone)

6 MAR 25

(date)

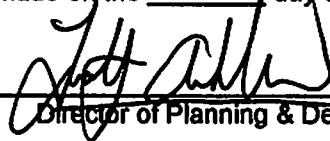
Jmendrizzjr@gmail.com

(email)

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

Review was made on the 10th day of March, 2025.

Signed:

 Deputy Director
Director of Planning & Development

05 March 2025

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

Common Council for the City of La Crosse

Dear Council Members,

1513 Market St has been rezoned during a La Crosse city council meeting in July 2024. We are now applying for completion of the rezoning with a more detailed plan for the project that will be undertaken.

The house that formerly occupied the lot at 1513 Market St. has been demolished. It is our intention to now complete the construction with the attached architectural plans. This will be an owner occupied apartment and a bakery, deli and coffee shop.

This project meets the principles of Traditional Neighborhood Development. This plan represents a building that is similar size and appearance to those adjacent and in the area. It is designed to provide a residential and commercial space that is accessible to neighbors. The building will upgrade the housing that was demolished. Neighborhood feedback to date on the project has been universally positive. This project is consistent with La Crosse's comprehensive plan.

Please give due consideration to our request for rezoning.

With warm regards,

Joseph and Tracy Endrizzi

*Thank you
for your Consideration.
Joe & Tracy*