

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

George Keith Brown
2945 Baier Lane, La Crosse, WI 54601

Owner of site (name and address):

George Keith Brown
2945 Baier Lane, La Crosse, WI 54601

Address of subject premises:

818 Vine St, La Crosse, WI 54601

Tax Parcel No.: 17-20167-050

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

Lot 12 in Block 5 of T. Burns, G. Farnam and P. Burns Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

T BURNS G FARNUM & P BURNS ADDITION LOT 12 BLOCK 5 LOT SZ: 145 9/12 X 57FT 9 1/2IN

See Attached

Zoning District Classification:

C1 Local Business

Proposed Zoning Classification:

R6 - Special Multiple

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:

Since being built in the late 1800's this portion of the property has always been residential. Due to this portion of the property being vacant for over 1 year, it is losing the grandfathered residential status. The property was used as residential housing prior to being vacated and boarded up over 15 years ago.

Property is Proposed to be Used For:

Low-Density Residential. It is proposed to being re-zoned back to residential in an effort to revitalize while keeping its historic charm.

Proposed Rezoning is Necessary Because (Detailed Answer):

The property would have no use if it cannot be rezoned. In an effort to improve the property and general appearance for the surrounding neighborhood it is requested to be rezoned back to residential. If allowed the property would be valuable housing.

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

Revitalization is pertinent to this area and the space is monitored by adjacent office space. This low-density residential use property (our missing middle housing) would be in-line with the comprehensive plan goals for the Washburn neighborhood.

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

The property will be gainful for all involved and will provide affordable housing to assist La Crosse's Comprehensive Plan goals of sustainable places to live, safe neighborhoods and assist with racial and ethnic diversity by following fair housing guidelines.

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 6th day of November, 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)790-5739

(telephone)

11/06/2024

(date)

kb4rent@gmail.com

(email)

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

Review was made on the 11th day of November, 2024

Signed: 

Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

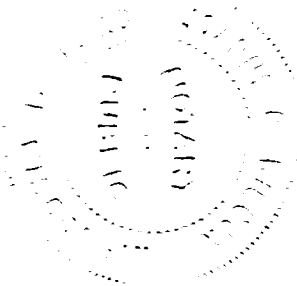
The undersigned, George Keith Brown, being duly sworn states:

1. That the undersigned is an adult resident of the City of LA CROSSE, State of WISCONSIN.
2. That the undersigned is (one of the) legal owner(s) of the property located at 818 VINE ST. LA CROSSE, WI 54601.
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 6th day of Nov., 2024

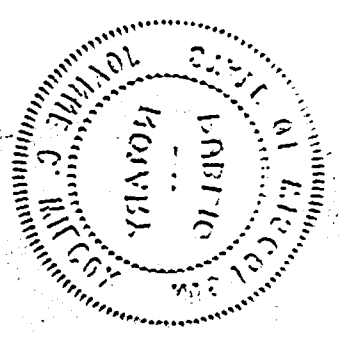
Joanne C. Kulcox
Notary Public
My Commission expires 1/9/27



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[Handwritten signature]

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E-RECORDED simplify

ID: 1821911

County: Wilkes

Date: 7/01/24 Time: 2:17PM

Name and Return Address
George Keith Brown
2835 S 31st St
La Crosse, WI 54601

104053

Parcel Identification Number (PIN)

This is not homestead property.

Dated July 1, 2024

(SEAL)

(SEAL)

ACKNOWLEDGMENT

STATE OF WISCONSIN

LA CROSSE COUNTY

Personally came before me on 7-1-89
the above-named Gary D. Rudy

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Wann Fäher

Dawn Faherty, Notary Public, State of Wisconsin
My Commission is permanent/expires: 2/18/26

NOT
WARRANTY DEED

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

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FORM NO. 1-2003

* Type name below signatures.



Commercial
Multi-Use

Deck

Stairs
Patio

Proposed
Low-Density
Residential

enclosed
Porch

17-20167-50

GEORGE

KEITHBROWN

17-20167-50

GEORGE

KEITHBROWN

Green
Space

Garage

65'

40'

36'

40'

38'

31'

