

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Karen & Albin Kayser N2186 Briarwood Ave.
LaCrosse, WI 54601

Owner of site (name and address):

Karbin Properties, LLC same address as above

Address of subject premises:

107/109 9th Street S. LaCrosse, WI

Tax Parcel No.:

020185-100

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

see attached

Zoning District Classification:

WR - Washburn Residential

Proposed Zoning Classification:

R3 - Special Residence

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:

Duplex

Property is Proposed to be Used For:

Triplex

Proposed Rezoning is Necessary Because (Detailed Answer):

we would be adding an additional unit (one bedroom) while maintaining the footprint of the existing structure. efficiency

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

no detrimental consequences in our opinion.

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

The city's long range goals clearly indicates the need for an increase in affordable housing, which an efficiency would provide.

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel No. 17-10041-010

Lot 3 in Block 5 of South Eastern Addition, City of La Crosse, La Crosse County, Wisconsin.
(422 Rose Street)

Parcel No. 17-20182-050

Lot 4 of Metzger's Subdivision of Lot 7, Block 8 of Burns and Overbaugh's Addition, City of La Crosse, La Crosse County, Wisconsin.
(132 9th St S)

Parcel No. 17-20182-060

Lot 5 of Metzger's Subdivision of Lot 7, Block 8 of Burns and Overbaugh's Addition, City of La Crosse, La Crosse County, Wisconsin.
(136 9th St S)

Parcel No. 17-20185-100

Lot 113, EXCEPT the North 7 1/2 feet thereof, and EXCEPT the East 50 feet thereof, in Block 10 of Allen Overbaugh and Peter Burns Addition to the City of La Crosse, La Crosse County, Wisconsin.
(109 9th St S)

Parcel No. 17-40008-060

Lot 14, EXCEPT the East 50 feet, in Block 5 of Second Plat of Hintgen's Addition to the City of La Crosse, La Crosse County, Wisconsin.
(1117 West Ave S)

Parcel No. 17-40008-065

The East 50 feet of Lot 14 in Block 5 of Second Plat of Hintgen's Addition to the City of La Crosse, La Crosse County, Wisconsin.
(1118 Grant Ct)

Parcel No. 17-30097-040

Lot 6 in Block 15 of Burns Addition to the City of La Crosse, La Crosse County, Wisconsin, EXCEPT that portion taken for R/W in Doc. No. 1354954.
(1427 4th St S)

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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 28th day of August, 1998.

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.

Karen F. Kayser Karen F. Kayser.
(signature)

(608) 792-3022 10-3-25
(telephone) (date)

akayser4@gmail.com
(email)

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

Review was made on the 7th day of October, 2025.

Signed: [Signature]
Director of Planning & Development

CITY OF LACROSSE

PETITION FOR CHANGE
TO ZONING

10-3-25

Thank you in advance for your time and consideration as you review our application in regards to The City of La Crosse Petition for Change to Zoning.

We have owned the property at 107/109 9th Street S in La Crosse for 25 years. We love the area and enjoy being able to provide safe and affordable housing to our tenants. We pride ourselves in offering quality housing opportunities that are suitable for our own family members and friends.

As of today, the building is a duplex. The upper unit is a 2 bed/1 bath and the lower is a 4 bed/1 bath. We would like to change the duplex (upper and lower) to a triplex to better support the needs of the current housing climate, especially in Downtown La Crosse, and also correct what we feel is an imbalance in bed/bath ratio for the lower unit.

Prior to our ownership, a large addition was added to the back of the lower level to add 2 bedrooms. This left a rather undesirable rental unit consisting of 4 bedrooms with only one bathroom.

Our rezoning request, if granted would allow us to maintain the 2 bedrooms in the lower unit in front, while closing off the addition to create a one bedroom efficiency by adding a bathroom and kitchenette. We believe this will provide a much needed shift to address the shortage of smaller rental units in the area.

We feel there is a shortage of one bedroom units in the City, especially outside the areas adjacent to campus. We've heard this echoed by many of the prospective tenants we encounter. We believe our proposal coincides with The City of La Crosse's long range goals of providing an adequate supply of affordable housing stock.

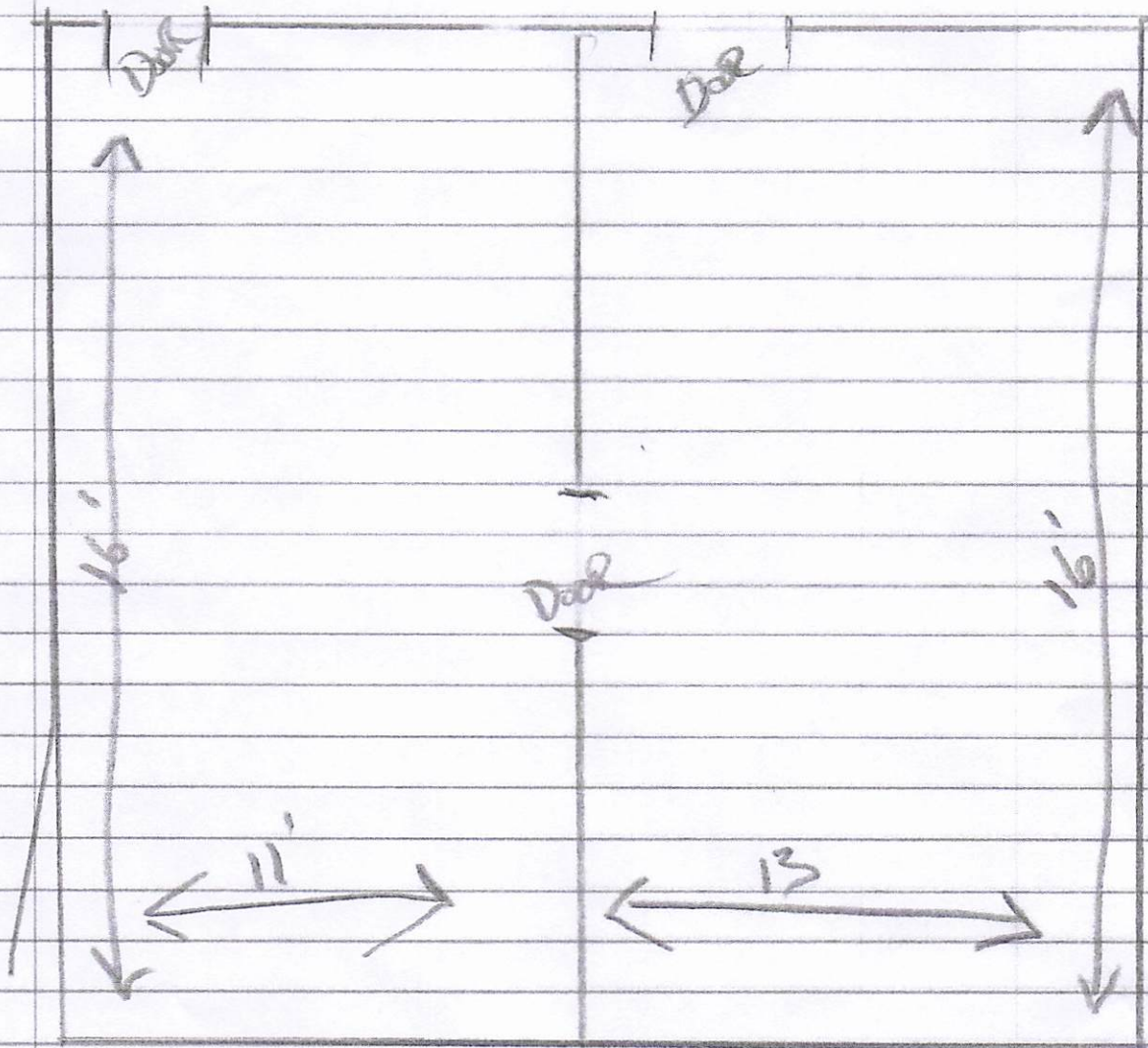
In addition, because of our newly poured driveway and a change in the rental logistics, this plan will decrease the amount of cars on the street in this already congested area of the city.

Karen & Albin Kayser



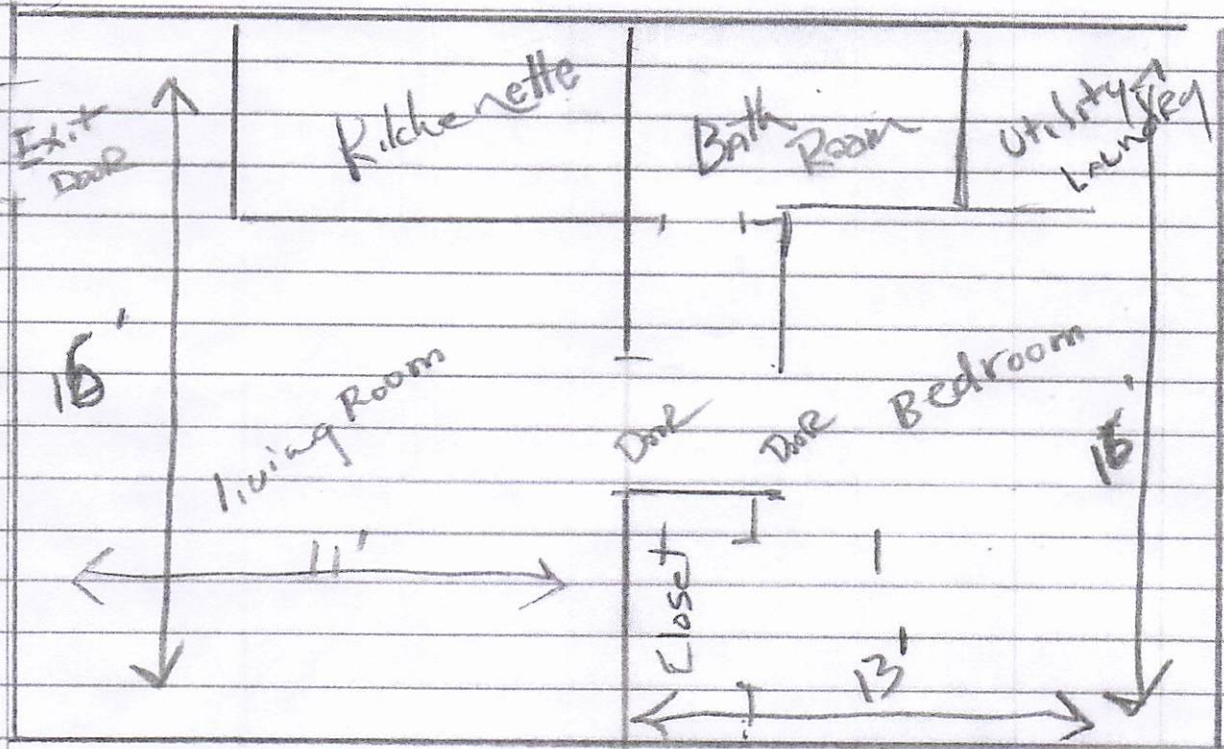
"BEFORE"

AS OF TODAY, 1 lower back
2 bdrm (addition)



"AFTER"

ONE BEDROOM EFFICIENCY



Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip	x y
17-20184-40	ANDREW J MILES, BETTY A CHRISTIANSEN	922 MAIN ST	922 MAIN ST	LA CROSSE WI 54601	
17-20181-20	BARBARA L PETERSON	140 9TH ST S	140 9TH ST S	LA CROSSE WI 54601	
17-20187-30	BULLSEYE PROPERTY INVESTMENTS LLC	115 10TH ST S	N4517 MEADOW WOOD RD	ONALASKA WI 54650	
		111 9TH ST N			
17-20166-70	CHRIST CHURCH	831 MAIN ST	831 MAIN ST	LA CROSSE WI 54601-4182	
17-20182-80	CITY OF LACROSSE	800 MAIN ST	400 LA CROSSE ST	LA CROSSE WI 54601	
17-20185-80	CMKJ PROPERTIES LLC	117, 119, 121 9TH ST S	S1411 BUELLS VALLEY RD	MONDOVI WI 54755	
17-20184-110	D&K PROPERTIES LACROSSE 1 LLC	136 10TH ST S	1909 SUNSET DR	LA CROSSE WI 54601	
		102 & 104 9TH ST N			
17-20204-80	EKIM INVESTMENTS LLC	901, 903, 905 MAIN ST	324 10TH ST S	LA CROSSE WI 54601-4733	
17-20204-90	EKIM INVESTMENTS LLC	108, 110, 112, 114, 116 9TH ST N	324 10TH ST S	LA CROSSE WI 54601-4733	
17-20185-30	EVA A ANDERSON	911 KING ST	911 KING ST	LA CROSSE WI 54601-4137	
17-20184-100	FLOOD RENTAL LLC	132 & 134 10TH ST S	W8324 HOMESTEAD PL	ONALASKA WI 54650	
17-20184-90	FLOOD RENTAL LLC	128 & 130 10TH ST S	W8324 HOMESTEAD PL	ONALASKA WI 54650	
	GLASER FINANCIAL GRP INC, STUART CORP				
17-20166-50	C/O STUART CORP	801 MAIN ST	1000 W 80TH ST	BLOOMINGTON MN 55420	
17-20204-11	HAVEN ON MAIN LLC	915 MAIN ST	201 MELBY ST	WESTBY WI 54667	
17-20185-40	HOFFER LLC	137, 139, 141 9TH ST S	PO BOX 156	ONLASKA WI 54650-0156	
17-20185-70	JACOB CROTEAU	127 9TH ST S	2621 17TH ST S	LA CROSSE WI 54601	
17-20184-80	JAY M LOKKEN, KENNETH L RILEY	122 10TH ST S	950 CASS ST	LA CROSSE WI 54601	
17-20182-50	KARBIN PROPERTIES LLC	126, 128, 130, 132 9TH ST S	N2186 BRIARWOOD AVE	LA CROSSE WI 54601	
17-20182-60	KARBIN PROPERTIES LLC	134 & 136 9TH ST S	N2186 BRIARWOOD AVE	LA CROSSE WI 54601	
17-20187-40	LACROSSE RENTALS LLC	107 10TH ST S	N2039 WEDGEWOOD DR E	LA CROSSE WI 54601	
		1004 & 1006 MAIN ST			
17-20187-50	LP & ASSOCIATES LLC	101 & 103 10TH ST S	PO BOX 1402	LA CROSSE WI 54602-1402	
17-20185-110	NEIGHBORHOOD RENTALS LLC	101 9TH ST S	440 BARRANCA AVE N #8508	COVINA CA 91723	
17-20184-50	NRE PROPERTIES LLC	926 MAIN ST	1400 PINE ST	LA CROSSE WI 54601	
17-20187-20	RIVERLAND INVESTMENTS LLC	119 10TH ST S	1231 EAST AVE N	ONALASKA WI 54650	
17-20185-10	ROSS A SEYMOUR, JULIE J NELSON	907 KING ST	907 KING ST	LA CROSSE WI 54601-4137	
17-20185-60	SDA 9TH ST PROPERTY LLC	125 9TH ST S	1126 27TH ST S	LA CROSSE WI 54601	
17-20185-20	STEVEN RAHLBORN	143 9TH ST S	143 9TH ST S	LA CROSSE WI 54601	
17-20185-90	THE CAMPUS INN INC	111 9TH ST S	3815 MORMON COULEE RD STE 100	LA CROSSE WI 54601	
17-20185-50	THEISEN PROPERTY MANAGEMENT LLC	131 & 133 9TH ST S	N8603 COUNTY ROAD VV	MINDORO WI 54644-8700	
17-20184-70	VINE AND 10 LLC	118 & 120 10TH ST S	1205 LAUDERDALE PL	ONALASKA WI 54650	
17-20184-120	WESTERN RESOURCES LLC	915, 917, 919 KING ST	8297 GRAFTON AVE S	COTTAGE GROVE MN 55016	
17-20185-120	WESTERN RESOURCES LLC	908, 910, 912 MAIN ST	8297 GRAFTON AVE S	COTTAGE GROVE MN 55016	
17-20184-60	ZAKERY SCHMIDT	106, 108, 110, 112 10TH ST S	110 10TH ST S	LA CROSSE WI 54601	

Properties within 300 feet of 107/109 9TH ST S.

Applicant/Property Owner	KARBIN PROPERTIES LLC	107 & 109 9TH ST S	N2186 BRIARWOOD AVE	LA CROSSE WI 54601
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107/109 9th St S.

