

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Andrew Goehner of Goehner Investments LLC  
1516 Nakomis Street in La Crosse, WI 54603

Owner of site (name and address):

Andrew Goehner of Goehner Investments LLC  
1516 Nakomis Street in La Crosse, WI 54603

Address of subject premises:

5212 Mormon Coulee in La Crosse, WI 54601

Tax Parcel No.: 17-50325-720

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

PRT S1/2-SW COM SE COR SE-SW W 829.2FT TO W R/W US HWY 14-61 N24D30MW 909.2FT TO POB SWLY 298.65FT TO E LN CB&Q RR R/W NWLY ALG E LN 365.8FT N78D19ME 235.8FT TO W R/W US HWY 14-61 SELY ALG R/W 380FT M/L TO POB

Zoning District Classification: C2 - Commerical

Proposed Zoning Classification: R5 - Multi Dwelling *Multiple Dwelling*

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:

Was a motel and has become housing for residents in the city.

Property is Proposed to be Used For:

Residential Housing. All Studios with private entrances and remodeled.

Proposed Rezoning is Necessary Because (Detailed Answer):

Rezoning to R5 multi dwelling would make using the site/units properly within our cities zoning guidelines. Allowing us to rent these unit as long term units will allow the owner and property manager control to help mitigate the past issues that have been created as it's motel status. Eliminating transiant tenants and it's attached problems.


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

The history of this property has been a motel that has created unstable residency that has created increased crime activity, police presence, unknown tenants, drug usage, neighborhood theft at neighboring businesses and chronic nusiances/order to corrects. Allowing us to have persons on leases and the rules that accompany them will give us more *control in enforcing local rules and policies.*

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

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 2nd day of August, 2023.

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)

608 769 7660                      2/22/24  
(telephone)    (date)

Andrewgoehner@hotmail.com  
(email)

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

Review was made on the 11<sup>th</sup> day of March, 20 24.

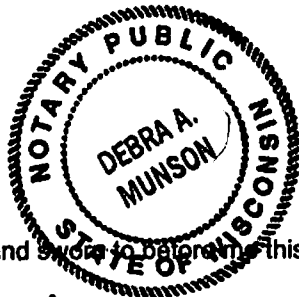
Signed:  Jeff Allen  
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin )  
 ) ss  
COUNTY OF La Crosse )

The undersigned, Andrew Goehner, 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 5212 Mormon Cowhee Ad.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



[Signature]  
Property Owner

Subscribed and sworn to before me this 21 day of Feb, 2024

[Signature]  
Notary Public  
My Commission expires 10/23/26

**Sondra Craig**  
**Deputy City Clerk**  
**City Clerk's Office**

**RE: 5212 Morman Coulee Rd.**

**March 7, 2024**

**Attached please find the updated Petition to change zoning and an application for a conditional use permit for 5212 Morman Coulee Rd. Changing the property to R5 zoning for efficiency apartments , storage units and a single family house already onsite.**

**Sincerely,**

**Andrew Goehner**

**By: DAM Munson Realty, Inc.**

**Agent**

State Bar of Wisconsin Form 1-2003  
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Clint Meyer Properties LLC a Wisconsin limited liability company

and Gehner Investments LLC, a Wisconsin limited liability company

(“Grantor,” whether one or more),  
Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin (“Property”) (if more space is needed, please attach addendum):

\*\*See Legal Description Addendum

1810624

LACROSSE COUNTY  
REGISTER OF DEEDS  
ROBIN L. KADRMAS

RECORDED ON  
08/02/2023 03:35 PM  
PAGE COUNT: 2

EXEMPT #:  
RECORDING FEE 30.00  
TRANSFER FEE 3,825.00  
ELECTRONICALLY RECORDED  
AND RETURNED TO SUBMITTER

Recording Area

Name and Return Address 10729  
New Castle Title  
750 N 3rd Street, Suite B  
La Crosse, WI 54601

17-50325-720

Parcel Identification Number (PIN)

This is not homestead property.  
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: easements, restrictions & highway deeds of record, municipal & zoning ordinances & agreements entered into under them, recorded plat, building & use restrictions & covenants & except lands sold, taken or used for road or highway purposes.

Dated August 2, 2023  
Clint Meyer Properties LLC

Clint Richard Meyer, Member (SEAL) \* (SEAL)

\_\_\_\_\_  
(SEAL) \* (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) \_\_\_\_\_ )  
authenticated on \_\_\_\_\_ ) ss.  
STATE OF WISCONSIN )  
LA CROSSE COUNTY )

\* Personally came before me on August 1, 2023,  
the above-named Clint Richard Meyer  
to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:  
Attorney Darla A. Krzoska  
Bosshard Parke Ltd.  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: 12-31-2025)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.  
WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003  
\* Type name below signatures.

**Legal Description Addendum**  
**Warranty Deed**

**Grantor(s):**

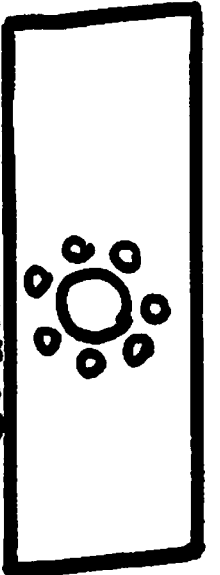
Clint Meyer Properties LLC

**Grantee(s):**

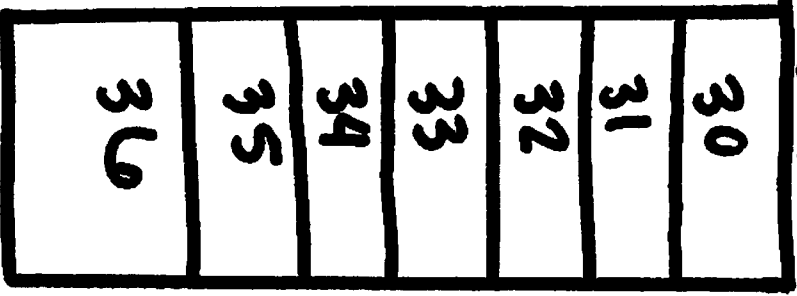
Goehner Investments LLC

**Parcel(s):** 17-50325-720

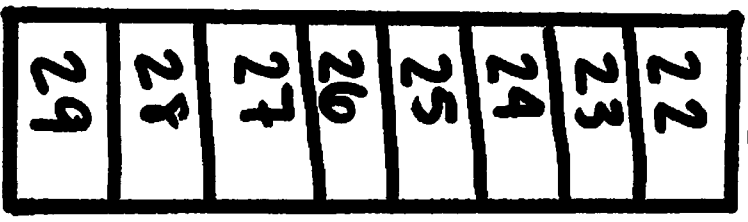
Part of the South 1/2 of the SW 1/4 of Section 22, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning on the Easterly right-of-way line of the Chicago, Burlington & Quincy Railroad Company, at a point 192.4 feet (measured along said right-of-way line) Southeasterly from the North line of said South 1/2 of the SW 1/4; thence Southeasterly, along said right-of-way line, to a point designated as Point A, that is located as follows: Commencing at the Southeast corner of said South 1/2 of the SW 1/4; thence West, along the South line thereof, 764.2 feet to the centerline of United States Highway 14, also known as Mormon Coulee Road; thence North 24° 30' West, along said centerline, 963.7 feet; thence South 87° 40" West 64.8 feet to a point on the Westerly line of said Highway (said point designated as point B); thence continue South 87° 40' West 292.7 feet to the Easterly right-of-way line of the Chicago, Burlington & Quincy Railroad; thence Southeasterly, along said right-of-way line, 101.8 feet to said Point A; thence Northeasterly 298.65 feet to the Westerly line of United States Highway 14, also known as Mormon Coulee Road, at a point 55 feet Southeasterly (measured along said Westerly Highway line) from the point designated as Point B; thence Northwesterly, along said Westerly highway line, to a point that is North 78° 19' East 235.8 feet from the point of beginning; thence South 78° 19' West 235.8 feet to the point of beginning.



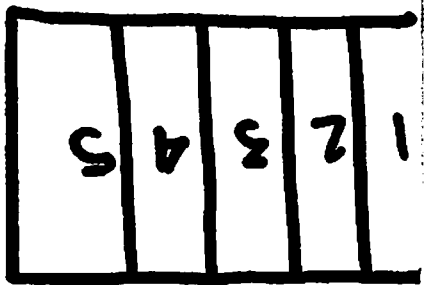
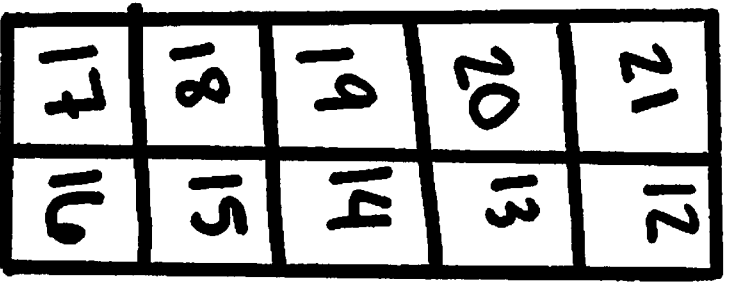
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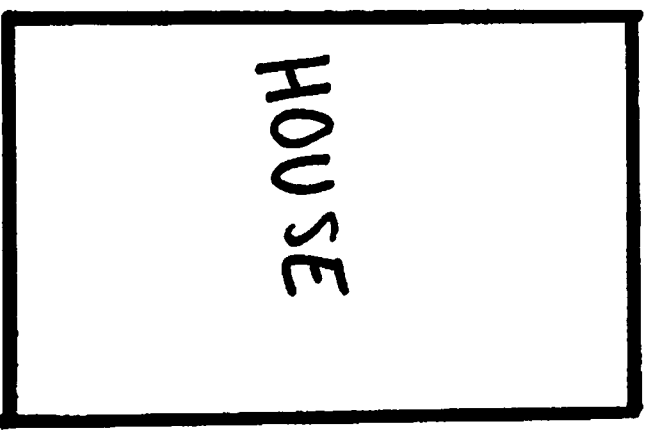
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12-21



STORAGE



MORMON CANYON ROAD

