PETITION FOR CHANGE TO ZONING CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Brett Sawyer (Brett Sawyer Properties, LLC)
La Crosse, WI 54601
Owner of site (name and address): Same as above
Address of subject premises: 1011 LaCrosse St., 1023 La Crosse St., 1027 LaCrosse St. 609 N., 11th St., 615 N. 11th St.
Tax Parcel No.: 17-20155-80, 17-20156-70, 17-20156-80, 17-20156-60, 17-20156-50 Legal Description: Tax bills attached.
— Tax Diff Sanacaett
PDD/TND: General Specific General & Specific
Zoning District Classification: C-1 (local business) + R-5 (multiple dwelling)
Proposed Zoning Classification: PDD-Specific
Is the property located in a floodway/floodplain zoning district? YesX_No
Is the property/structure listed on the local register of historic places? YesXNo
Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? X Yes No
Is the consistent with the policies of the Comprehensive Plan?No
Property is Presently Used For: Vacant land (no structures)
Property is Proposed to be Used For: mixed-use development
Proposed Rezoning is Necessary Because (Detailed Answer): mixes of use + flexibility of standards
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer): the rezoking proposed development is in alignment with the City of Lacrose's Long Terth Comprehensive Planfor this exaction. The new development will result in a substantial ain in property tax revenue and supply quality housing as another business opportunity in a frime
location -

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer): The Profection Comprehensive Plan Goals,
Long Range Comprehensive Plan Goals as sett forth by the Pacrosse Planning Department.
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 day of
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) (b) -386-6670 (telephone) (date)
(email)
STATE OF WISCONSIN)
) ss. COUNTY OF LA CROSSE) , ,
Personally appeared before me this day of
At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)
PETITIONER SHALL, <u>BEFORE FILING</u> , HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.
Signed: Signed: All All

"Specific" Planned Development District (PDD) Items

- 1. All items addressed in submitted site plans
- 2. All boundaries and descriptions are listed on petition and attached tax bills
- Property has La Crosse St. frontage to the south and is surrounded by commercial and residential property on all other sides
- 4. Public and private roads are shown on submitted site plans
- 5. All buildings and locations are detailed on the submitted site plan
- 6. All facilities and areas are shown on submitted site plan
- 7. All signage is detailed on submitted site plans and elevations
- 8. All landscaping is detailed on submitted landscaping plan
- 9. All architectural plans are submitted
- 10. All items shown on submitted site utility plan and storm water plan
- 11. All private utilities are noted on submitted site plan
- 12. All soils noted on submitted storm water plan (existing soil is sandy loam)
- 13. All topography is shown on submitted existing conditions plan
- 14. Adjacent land uses are shown on submitted site plans existing roads/alley
- 15. Our plan is to construct all buildings in a single phase
- 16. No restrictive covenants
- 17. Erosion control and final grading plans are submitted
- 18. No additional conditions noted

Item d "additional material"

1.

- (i) The development plans for one larger building consisting of 18 dwelling units, each with 2-bedrooms. The site is .58 acres. Density is 31.03 units per acre.
 Also includes one smaller building with 2 dwelling units, each with 1-bedroom above a commercial area. This site is .097 acres. Density is 20.61 units per acre.
- (ii) City of La Crosse Ordinances and Multifamily Housing Standards addressing all site concerns have been addressed in the approved Multifamily Design Review process and submitted plans.

2.

- (i) The customer floor area of the smaller commercial building is approximately 800-1200 sq. ft. and a total area of 2200 sq. ft. plus 1900 sq. ft. of basement for storage and mechanicals.
- (ii) The types of commercial uses for this development will include office/retail.
- (iii) City of La Crosse Ordinances and Commercial Standards addressing all site concerns have been addressed in the approved Commercial Design Review process and submitted plans.

STATE OF WISCONSIN

PROPERTY TAX BILL La Crosse County City of LaCrosse

2016 Real Estate Bill Number 5108



Correspondence should refer to Tax Parcel 17-20155-80

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

32-16 N-07 Acres 0.097 Document No 1652334 1011 LA CROSSE ST

T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION E1/2 LO T 1 BLOCK 22 LOT SZ: 72.875X 57.79

BRETT SAWYER PROPERTIES LLC 1020 GROVE ST UNIT 19 LA CROSSE WI 54601

29,000	Ass'd Value Improvement 0 est Fair Mkt Improvement	Total Assessed Value 29,600	0	900000000000	Ave. Assmt. F 91.656921	F	Net Assessed Value	0.029096398
32,300 Taxing Jurisdiction	0	Total Est Fair Mkt. 32,300	Est Fair Mkt Woo	odland	School Taxes reduced school levy tax credit	by	Rate (Does NOT reflect A Star in this box means	credit) unpaid prior year taxes
our out out of the	2015	2016	20	15	2016	% Tax	N	
STATE OF WISCONSIN	Est. State Aids Allocated Tax Dist	Est. State Aids Allocated Tax Dist	Net	Tax	Net Tax	Change	reputty run	861.2
La Crosse County Local Municipality LA CROSSE SCHOOL WTC	0.00 2.036,946.00 13.121,875.00 28.611,521.00 3.745,307.00	0.00 1.985.606.00 13.075.402.00 29.844.884.00 3.455,336.00	267 837	9.90	5.48 118.30 363.75 323.08 50.65	-55.70 -55.80 -56.50 -57.50 -56.00		
	-	Total First Dollar Credit Lottery Credit Net Property Tax	0	.38	861.26 0.00 0.00	-56.80 -100.00 0.00		
axing Jurisdiction		al Additional Taxes	Year Increase Ends	On or Make La Cro 400 L	861.26 prior to 07/31/17 Check Payable to: osse City Treasurer A CROSSE ST OSSE WI 54601-33	-55.00 DUE 01/31 03/31 05/31 07/31	Total Due For Fu Pay By 01/31/1/ Installment (DATE 1/17 1/17	7 861.26
o receive receipt, enclose Il payments can be seen a	a self-addressed stamped at www.lacrossecounty.org	envelope				intere	RNING: If not paid by dunt is lost and total tax is de st and if applicable, pena tre to pay on time. So	e dates,installment elinquent subject to ltv.

REMIT THIS WITH PAYMENT

2016 Real Estate Bill Number 5108

Correspondence should refer to number Tax Parcel 17-20155-80

City of LaCrosse 1011 LA CROSSE ST T BURNS HS DURAND ST SMITH &

> BRETT SAWYER PROPERTIES LLC 1020 GROVE ST UNIT 19 LA CROSSE WI 54601

To: City Hall La Crosse City Treasurer 400 LA CROSSE ST LA CROSSE WI 54601-3396

**To pay in person, check hours of operation @ www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE AMOUNT 01/31/17 215.33 03/31/17 215.31 05/31/17 215.31 07/31/17 215.31



STATE OF WISCONSIN

PROPERTY TAX BILL La Crosse County City of LaCrosse 2016 Real Estate Bill Number 5119



Correspondence should refer to Tax Parcel 17-20156-70

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

32-16 N-07 Acres 0.091 Document No 1606532 1023 LA CROSSE ST T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION W 83FT OF S 47 19/24FT LOT 12 BLOCK 22 LOT SZ: 83X47.8

BRETT R SAWYER 1020 GROVE ST UNIT 19 LA CROSSE WI 54601

32,100	Ass'd Value Improvement 0	Total Assessed Value 32,100	0	91 6569216		Net Assessed Value 0.029096398
35,000 Taxing Jurisdiction	Est Fair Mkt Improvement 0	Total Est Fair Mkt. 35,000	Est Fair Mkt Woodlan 0	d School Taxes reduced school levy tax credit	by	Rate (Does NOT reflect credit) A Star in this box means unpaid prior year taxes
ruxing ourisdiction	2015	2016	2015	2016	% Tax	
STATE OF MISSES	Est. State Aids Allocated Tax Dist	Est. State Aids Allocated Tax Dist	Net Tax	Net Tax	Change	The section of the se
STATE OF WISCONSIN La Crosse County Local Municipality LA CROSSE SCHOOL WTC	2.036.946.00 13.121.875.00 28.611.521.00 3.745.307.00	0.00 1.985.606.00 13.075.402.00 29.844.884.00 3.455.336.00	4.33 93.61 292.46 265.52 40.22	5.94 128.29 394.47 350.37 54.93	37.20 37.00 34.90 32.00 36.60	
OR INFORMATIONAL	nun-	Total First Dollar Credit Lottery Credit Net Property Tax	696.14 0.00 0.00 696.14	934.00 0.00 0.00 934.00	34.20 0.00 0.00 34.20	э
axing Jurisdiction		tal Additional Taxes	Year Mak Increase Ends La C 400	or prior to 07/31/17 e Check Payable to: crosse City Treasurer LA CROSSE ST CROSSE WI 54601-339	DUE	Total Due For Full Payment Pay By 01/31/17 934.00 Installment Options DATE AMOUNT 1/17 233.50 1/17 233.50 1/17 233.50
o receive receipt, enclos Il payments can be seen	e a self-addressed stamped at www.lacrossecounty.org	envelope			intere	RNING: If not paid by due dates, installment in is lost and total tax is delinquent subject to ist and if applicable, penalty.

REMIT THIS WITH PAYMENT

2016 Real Estate Bill Number 5119 Correspondence should refer to number

Tax Parcel 17-20156-70

City of LaCrosse 1023 LA CROSSE ST T BURNS HS DURAND ST SMITH & To: City Hall
La Crosse City Treasurer
400 LA CROSSE ST
LA CROSSE WI 54601-3396

**To pay in person, check hours of operation @ www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE AMOUNT

01/31/17 233.50
03/31/17 233.50
05/31/17 233.50
07/31/17 233.50

BRETT R SAWYER 1020 GROVE ST UNIT 19 LA CROSSE WI 54601

STATE OF WISCONSIN

PROPERTY TAX BILL La Crosse County City of LaCrosse 2016 Real Estate Bill Number 5120



Correspondence should refer to Tax Parcel 17-20156-80

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

32-16 N-07 Acres 0.102 Document No 1606532 1027 LA CROSSE ST T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOT 12 EX W 83FT OF S 47 19/24FT BL OCK 22 LOT SZ: IRR

BRETT R SAWYER 1020 GROVE ST UNIT 19 LA CROSSE WI 54601

00,000	Est Fair Mkt Improvement Total Est Fair Mkt.		Assessed Woodland 0 Est Fair Mkt Woodland	Ave. Assmt. Ratio 91.6569215 School Taxes reduced by		Net Assessed Value 0.029096398 Rate (Does NOT reflect credit)	
Taxing Jurisdiction	2015	39,200	0	school levy tax credit	y 4 54	A Star in this box means unpaid prior year taxe.	
	2010	2016	2015	2016	% Tax	Not Bronnet, T	
STATE OF WISCONSIN	Est. State Aids Allocated Tax Dist	Est. State Aids Allocated Tax Dist	Net Tax	Net Tax	Change	inchity rax	
La Crosse County Local Municipality LA CROSSE SCHOOL WTC	2,036,946,00 13,121,875,00 28,611,521,00 3,745,307,00	0.00 1.985,606.00 13.075,402.00 29.844.884.00 3.455,336.00	5.56 120.24 375.68 341.06 51.67	6.65 143.48 441.17 391.84 61.43	19.60 19.30 17.40 14.90 18.90		
OR INFORMATIONAL	PURPOSES ON V. V.	Total First Dollar Credit Lottery Credit Net Property Tax	894.21 0.00 0.00 894.21	1,044.57 0.00 0.00 1,044.57	16.80 0.00 0.00 16.80		
axing Jurisdiction		tal Additional Taxes	Year Make Increase Ends La Cro 400 L	prior to 07/31/17 Check Payable to: osse City Treasurer A CROSSE ST OSSE WI 54601-339	DUE	/17 261.15 /17 261.14 /17 261.14	
p receive receipt, enclose payments can be seen	e a self-addressed stamped at www.lacrossecounty.org	envelope			WAR option interes	CNING: If not paid by due dates, installment is lost and total tax is delinquent subject to st and if applicable, penalty. The to pay on time. See reverse.	

REMIT THIS WITH PAYMENT

2016 Real Estate Bill Number 5120

Correspondence should refer to number Tax Parcel 17-20156-80

City of LaCrosse 1027 LA CROSSE ST T BURNS HS DURAND ST SMITH & To: City Hall
La Crosse City Treasurer
400 LA CROSSE ST
LA CROSSE WI 54601-3396

**To pay in person, check hours of operation @ www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE AMOUNT

01/31/17 03/31/17 05/31/17 07/31/17

261.15 261.14 261.14 261.14

7

BRETT R SAWYER 1020 GROVE ST UNIT 19 LA CROSSE WI 54601

STATE OF WISCONSIN

PROPERTY TAX BILL La Crosse County City of LaCrosse 2016 Real Estate Bill Number 5118



Correspondence should refer to Tax Parcel 17-20156-60

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

32-16 N-07 Acres 0.193 Document No 1404790 609 11TH ST N T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOT 11 BLOCK 22 LOT SZ: 57.79X145.7 5

BRETT SAWYER PROPERTIES LLC 1020 GROVE ST UNIT 19 LA CROSSE WI 54601-3415

39,000	Ass'd Value Improvement 0	Total Assessed Value 59,000	Assessed Woodlan	THE THOUSER	atio	Net Assessed Value 0.029096398
64,400 Taxing Jurisdiction	Est Fair Mkt Improvement 0	Total Est Fair Mkt. 64,400	Est Fair Mkt Woodla		by	Rate (Does NOT reflect credit) A Star in this box means unpaid prior year tax
axing Junsaiction	2015	2016	2015	school levy tax credit		
STATE OF MICOS	Est. State Aids Allocated Tax Dist	Est. State Aids Allocated Tax Dist	Net Tax	2016 Net Tax	% Tax Change	in the state of th
STATE OF WISCONSIN La Crosse County Local Municipality LA CROSSE SCHOOL WTC	2.036.946.00 13.121.875.00 28.611.521.00 3.745.307.00	1.985.606.00 13.075.402.00	11.91 257.72 805.19 731.01 110.74	235.80 725.04 643.97	-8.30 -8.50 -10.00 -11.90 -8.80	
OR INFORMATIONAL	PURPORTE	Total First Dollar Credit Lottery Credit Net Property Tax	1,916.57 80.38 0.00 1,836.19	1,716.68 0.00 0.00 1,716.68	-10.40 -100.00 0.00 -6.50	1
axing Jurisdiction		tal Additional Taxes	Year Ma Increase Ends La 400	or-prior to 07/31/17 ke Check Payable to: Crosse City Treasurer LA CROSSE ST CROSSE WI 54601-33	DUE 96 01/31 03/31	1/17 429.1
o receive receipt, enclos Il payments can be seen	e a self-addressed stamped at www.lacrossecounty.org	envelope	`		intere	1/17

REMIT THIS WITH PAYMENT

2016 Real Estate Bill Number 5118

Correspondence should refer to number Tax Parcel 17-20156-60

City of LaCrosse 609 11TH ST N T BURNS HS DURAND ST SMITH & To: City Hall
La Crosse City Treasurer
400 LA CROSSE ST
LA CROSSE WI 54601-3396

**To pay in person, check hours of operation @ www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE AMOUNT

01/31/17 429.17 03/31/17 429.17 05/31/17 429.17 07/31/17 429.17

BRETT SAWYER PROPERTIES LLC 1020 GROVE ST UNIT 19 LA CROSSE WI 54601-3415

STATE OF WISCONSIN

PROPERTY TAX BILL La Crosse County City of LaCrosse 2016 Real Estate Bill Number 5117



Correspondence should refer to Tax Parcel 17-20156-50

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

32-16 N-07 Acres 0.193 Document No 1443762 615 11TH ST N T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOT 10 BLOCK 22 LOT SZ: 57.79 X 145 .75

BRETT SAWYER PROPERTIES LLC 1020 GROVE ST UNIT 19 LA CROSSE WI 54601-3415

12,700	oir Mkt Land Est Fair Mkt Improvement Total Feb For Mkt						Net Assessed Value 0.029096398		
46,600 Taxing Jurisdiction	0	Total Est Fair Mkt. 46,600	Est Fair Mkt Woodland		ixes reduced y tax credit	by	Rate (Does NOT reflect A Star in this box means	credit) unpaid prior year taxe	
and distinction	2015 Est. State Aids	2016	2015	Touriourie	2016	% Tax			
STATE OF WISCONSIN	Allocated Tax Dist	Est. State Aids Allocated Tax Dist	Net Tax		Net Tax	Change		1,242.	
La Crosse County Local Municipality LA CROSSE SCHOOL WTC	2.036,946,00 13.121,875,00 28.611,521,00 3,745,307,00	0.00 1.985,606,00 13.075,402,00 29.844,884,00 3,455,336,00	15.54 336.05 1.049.93 953.20 144.40		7.91 170.65 524.73 466.06 73.06	-49.10 -49.20 -50.00 -51.10 -49.40			
OR INFORMATIONAL		Total First Dollar Credit Lottery Credit Net Property Tax	2,499,12 80,38 0,00 2,418,74		1,242,41 0.00 0.00 1,242,41	-50.30 -100.00 0.00			
axing Jurisdiction		al Additional Taxes	Year Make Increase Ends La C 400	r prior to Check Parosse City LA CROSS	07/31/17 ayable to: Treasurer	-48.60 DUE 01/31 03/31 05/31 07/31	/17 /17	1,242.41	
o receive receipt, enclose I payments can be seen	e a self-addressed stamped at www.lacrossecounty.org	envelope				interes	NING: If not paid by du is lost and total tax is de st and if applicable, penal re to pay on time. So	e dates,installment linquent subject to	

REMIT THIS WITH PAYMENT

2016 Real Estate Bill Number 5117

Correspondence should refer to number Tax Parcel 17-20156-50

City of LaCrosse 615 11TH ST N T BURNS HS DURAND ST SMITH &

**To pay in person, check hours of operation @ www.cityoflacrosse.org/treasurer

La Crosse City Treasurer 400 LA CROSSE ST

LA CROSSE WI 54601-3396

To: City Hall

INSTALLMENT OPTIONS

DUE DATE AMOUNT

01/31/17 310.61 03/31/17 310.60 05/31/17 310.60 07/31/17 310.60

BRETT SAWYER PROPERTIES LLC 1020 GROVE ST UNIT 19 LA CROSSE WI 54601-3415