

Copy of Letter to request new zoning for this lot.....

City of LaCrosse City Council

July 7, 2017

We are applying to a rezoning of the lot described within the attached Certified Survey Map to a New Zoning of R5 which is consistent with the Future Land Use Map plan that is on file with the City of La Crosse. The Lot that is being divided off is adjacent to the residential Sunset Condominium Development & will compliment the neighborhood. The proposed lot that is being divided off is approximately 18,810 square feet. Each home will have an average of 3,762 square feet which far exceeds the required minimum for the R5 rezoning. The Front Yard setback far exceed the required 20' minimum. The Rear Yard Setbacks far exceed the required 25' minimum. The new Certified Survey Map is part of the existing lot which is 17-10491-10.

The building that is being proposed will have a total of 5 Townhomes within it. Each Townhome will have 2 Bedrooms and 2 1/2 Baths. As required, there will be two parking spots in the tuck-under garages located on the ground level of each Townhome.

The current plan is to have these units as upper end rental properties, however, we will be building them to the current Wisconsin Building Code with 2 hour fire wall separation between each unit so in the future, if the market changes, at the developers option, these homes can be separated into individual units and sold to be owner occupied homes. This project will have a sprinkler system installed as required.

We are preparing to break ground in late September of 2017. We do have a plan submitted to the City for the required design review. We have started the process of getting the City of La Crosse's impute as to if we are going in the correct direction pertaining to our Architectural plans & land use.

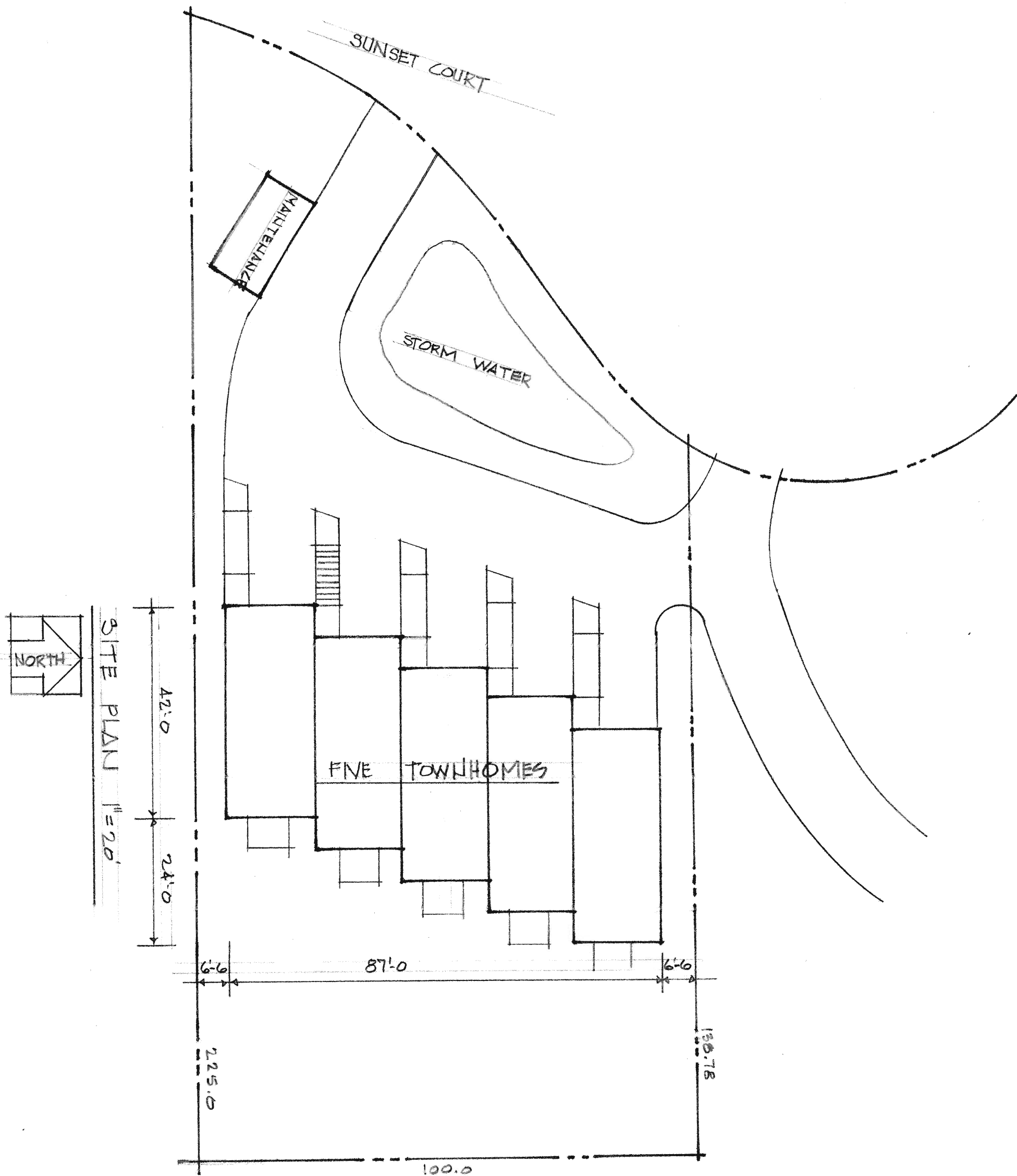
I am selling the land to a developer & the new zoning is part of a contingency for the sale of the land. After the zoning change is approved, the new land owner plans on developing the land with the building that is in design review. Thank you very much for your Consideration. We look forward to the Cities Approval of this project so that we can move forward & start construction to have the building closed in prior to Winter.

Christopher Meyer, Current Land Owner

Dream Builders of Wisconsin LLC

Where Your Dreams Come True!

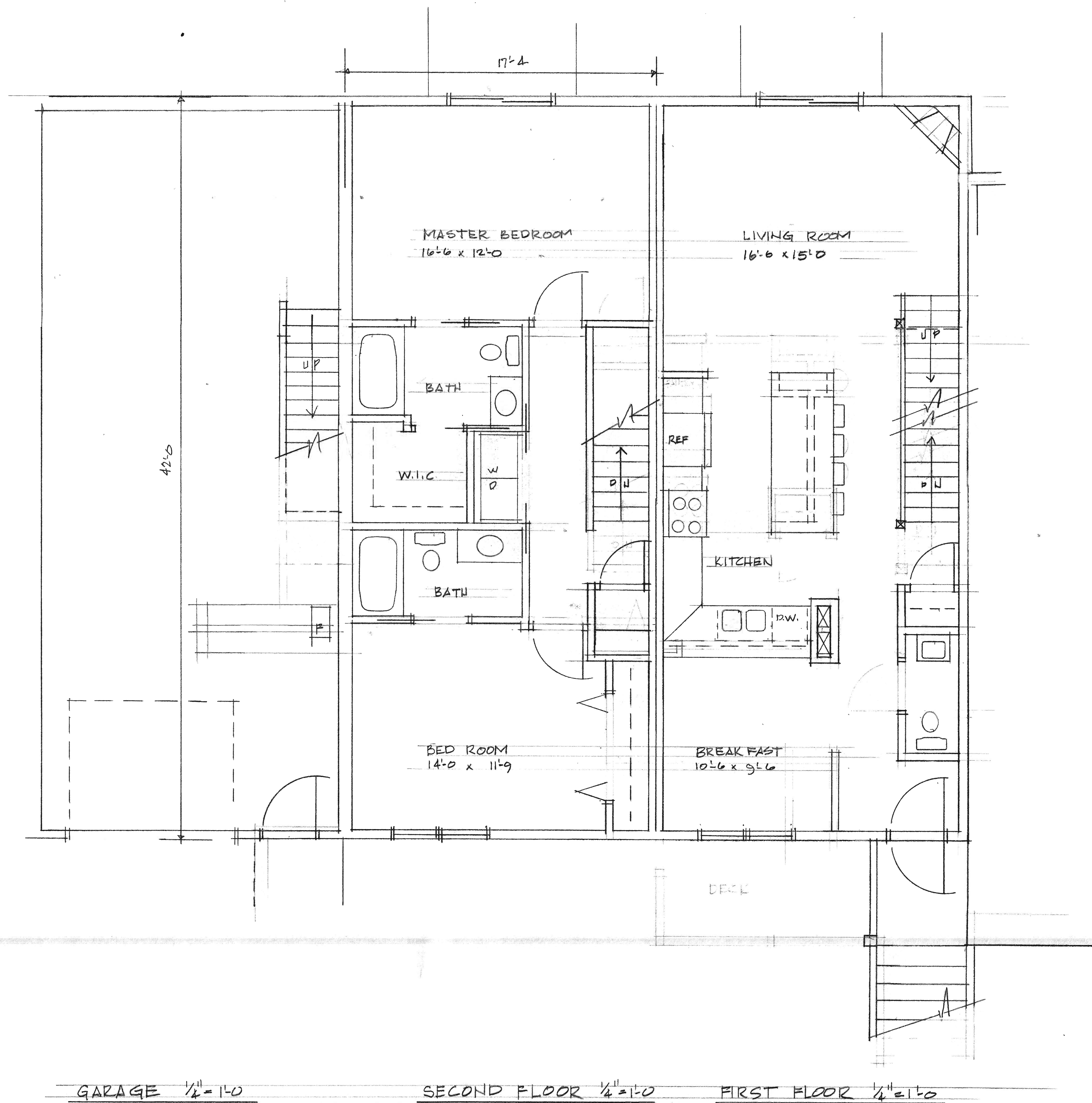
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Project No.		
Dates		

7-6-17

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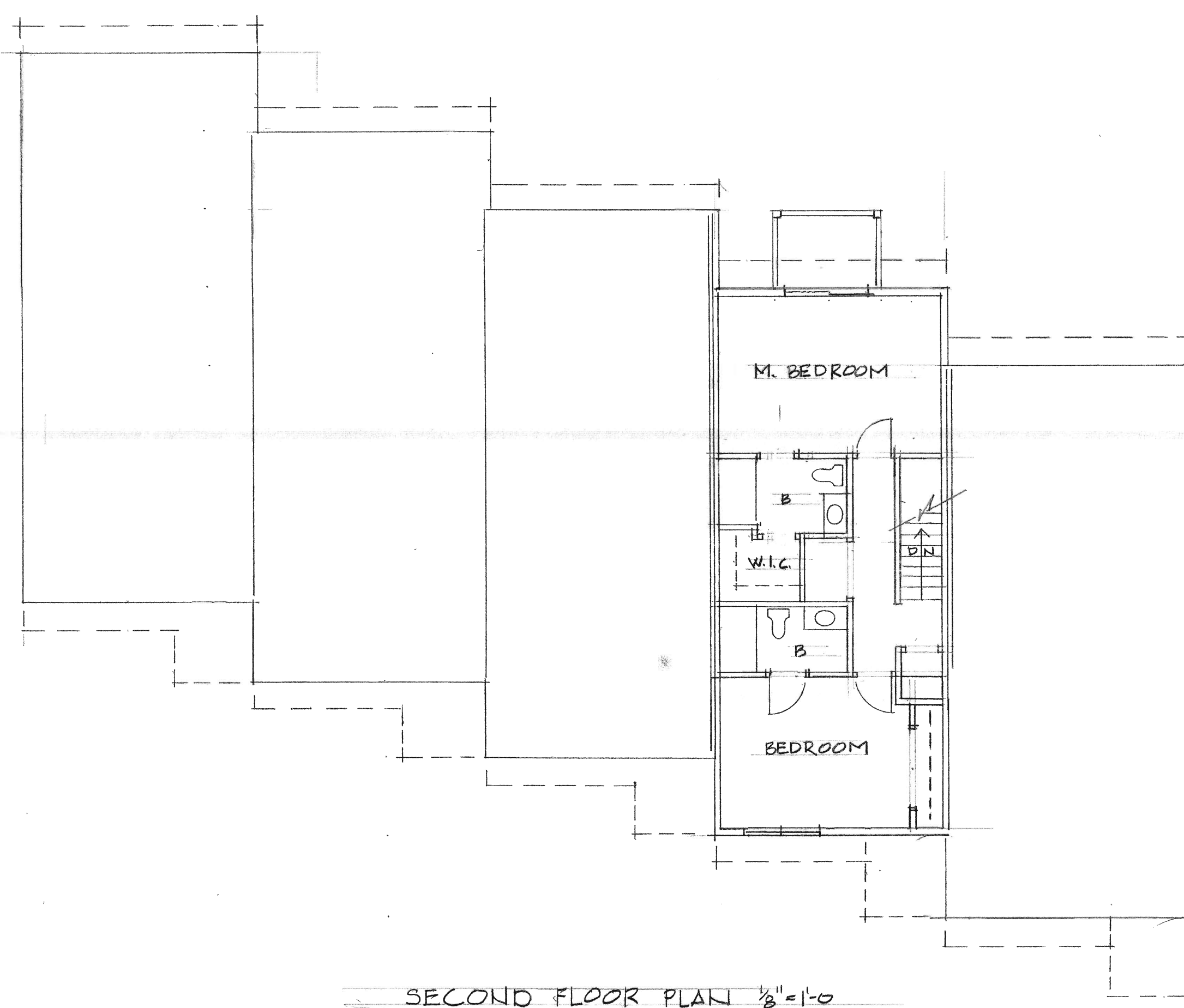
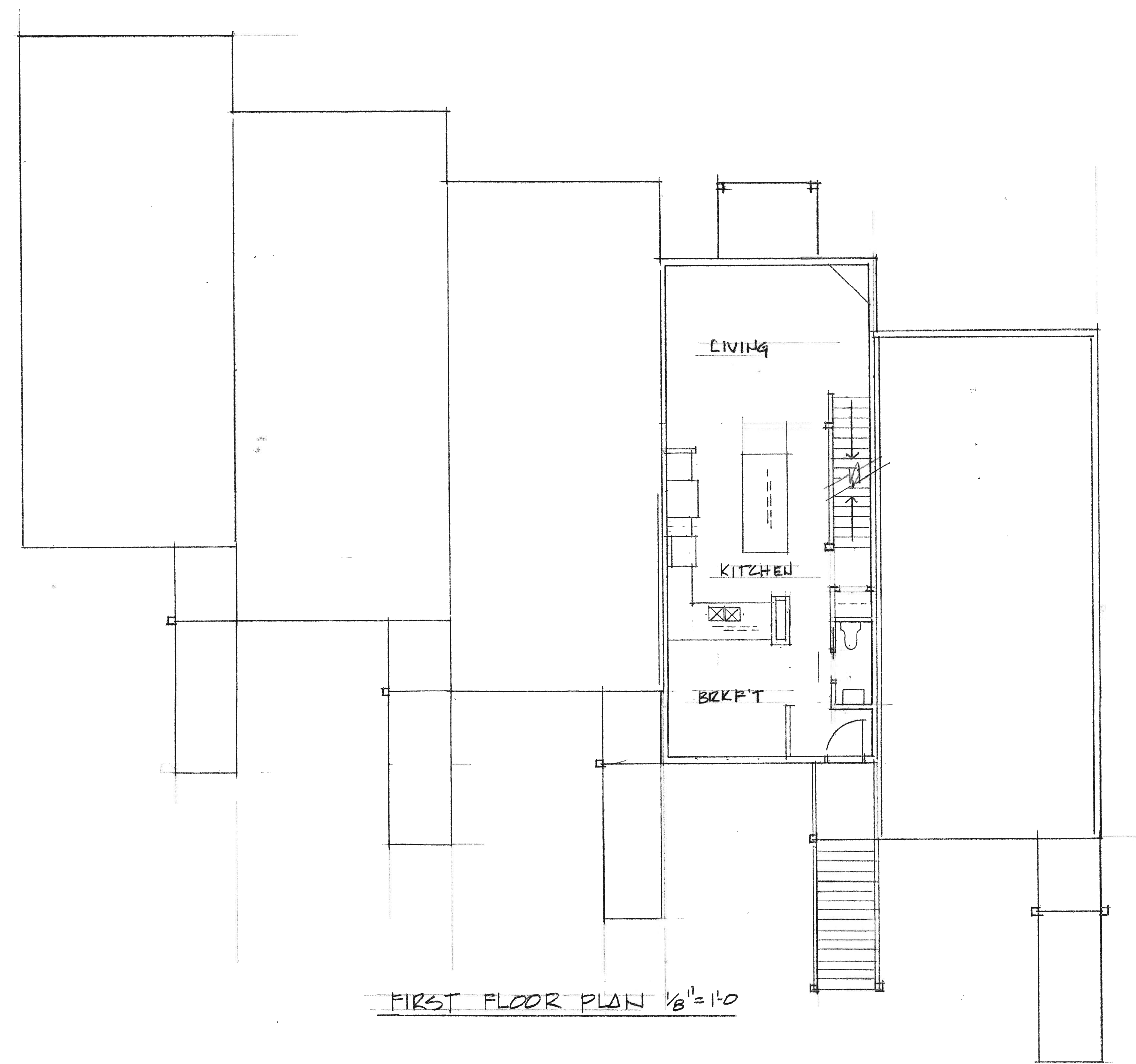
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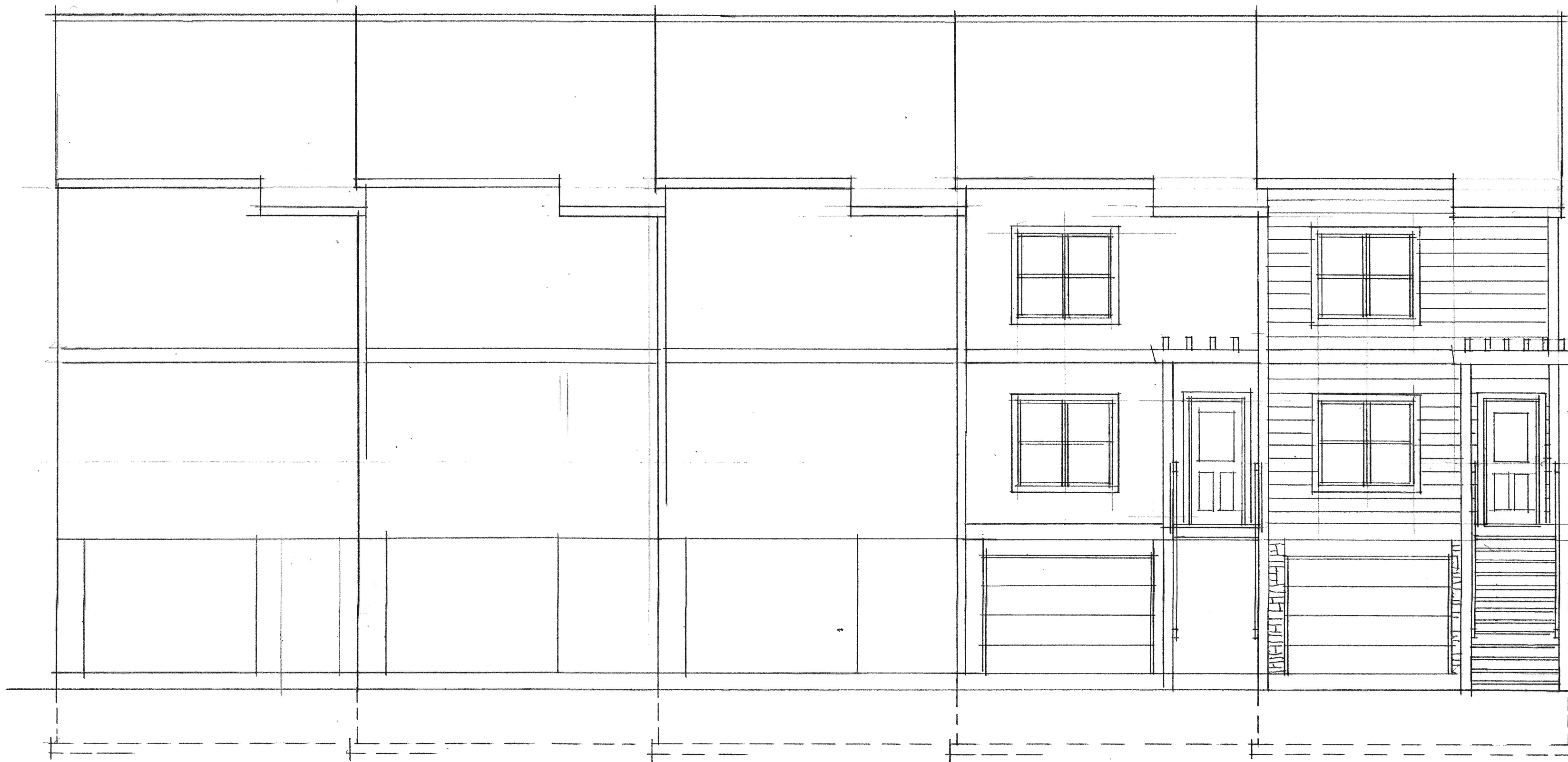
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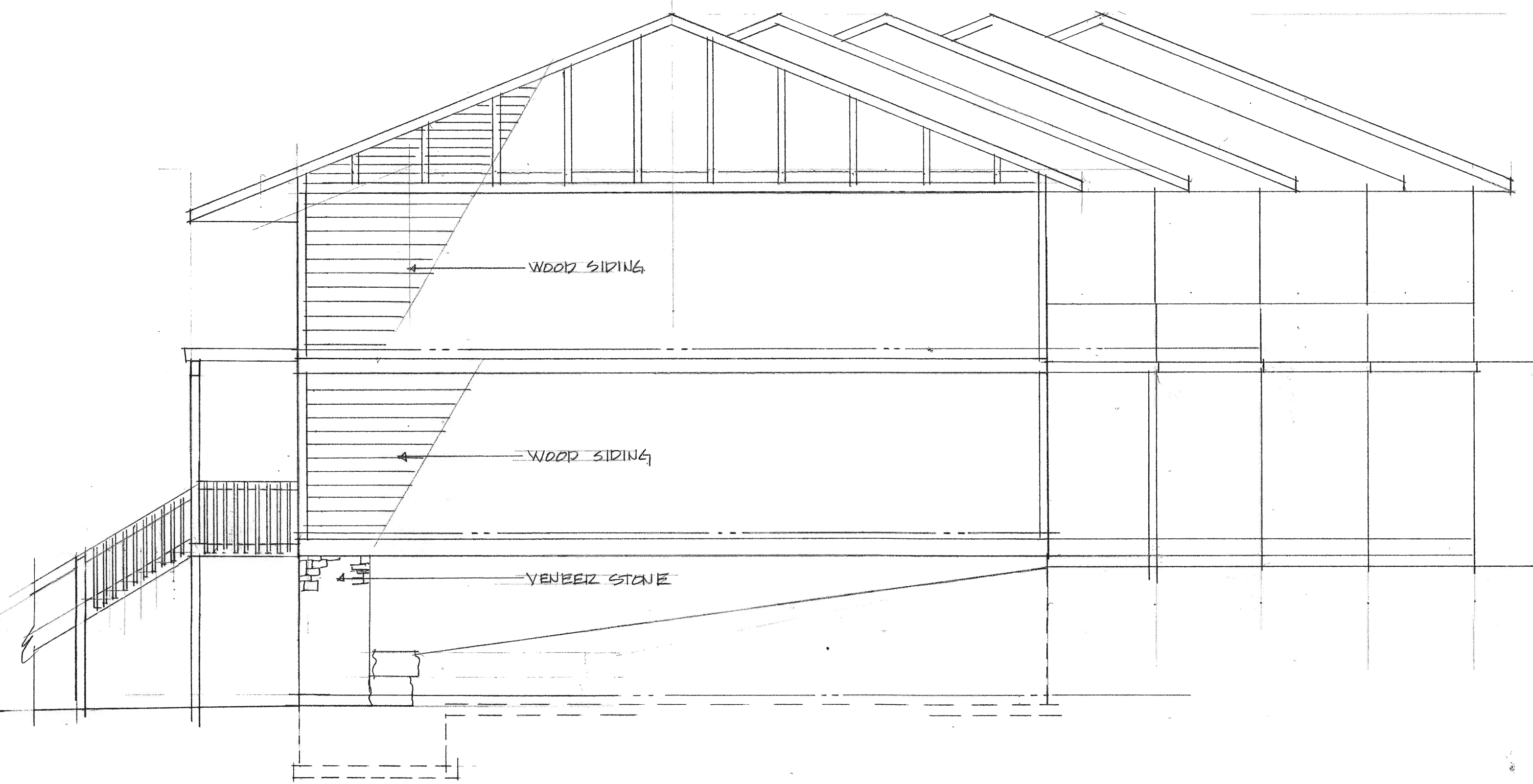
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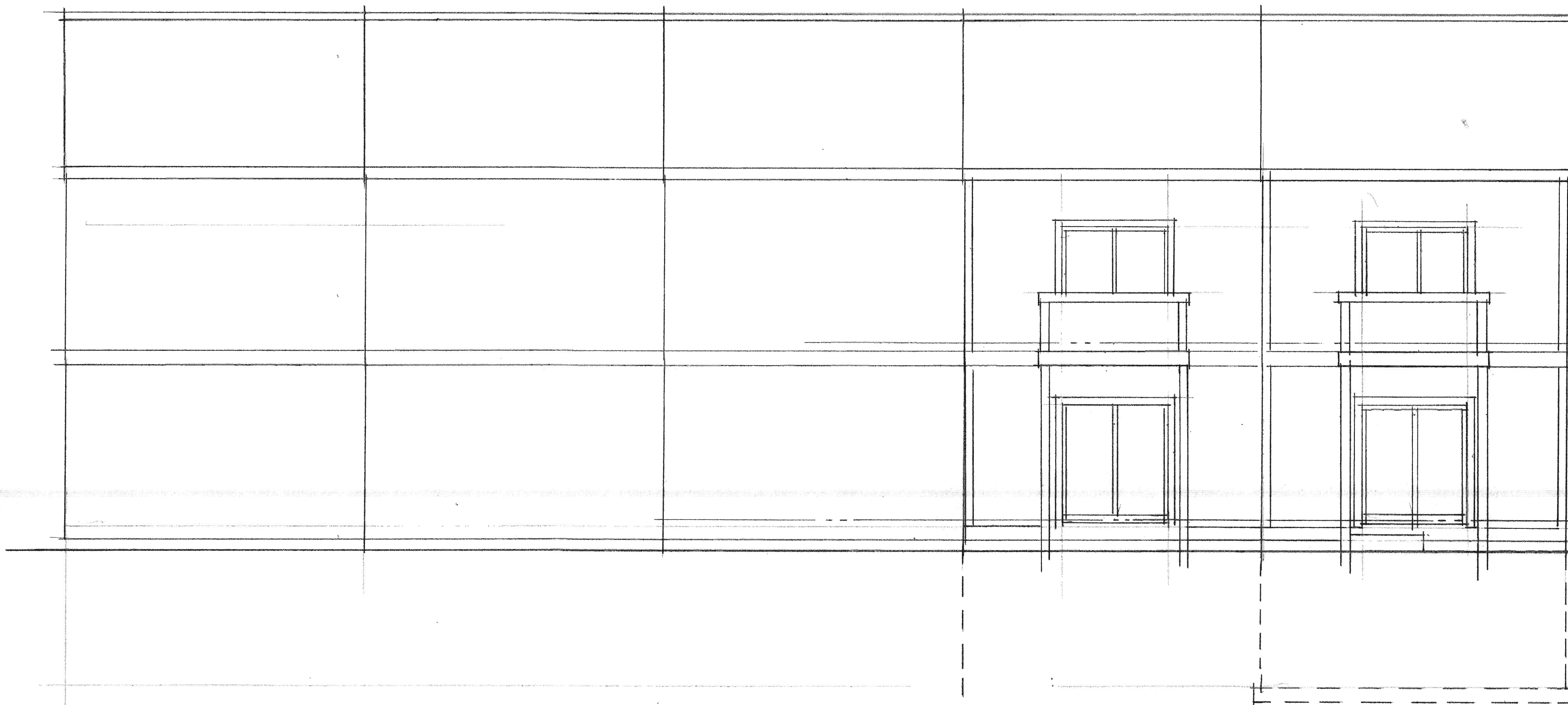




WEST ELEVATION $\frac{3}{16}'' = 1'-0''$



SOUTH ELEVATION $\frac{3}{16}'' = 1'-0''$



EAST ELEVATION $\frac{3}{16}'' = 1'-0''$