

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

JOE VAN AELSTYN Nextgen LLC Realtors
3152 So 33rd St
LA CROSSE, WI 54601

Owner of site (name and address):

Elmer Joint Revocable Trust, dated Tim Elmer, Trustee
614 28th St. So
LaCrosse, WI 54601

Address of subject premises:

Portion of
3102 CHESTNUT PL., LA CROSSE, WI

Tax Parcel No..

17-10315-618 (Portion of)

Legal Description:

SEE ATTACHED

Zoning District Classification:

C-2 Commercial

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:

VACANT LAND

Property is Proposed to be Used For:

Commercial Multi Family, Walking & Biking Trail, Canoe & Kayak Boat Landing

Proposed Rezoning is Necessary Because (Detailed Answer):

Zoning NOT CONSISTANT with proposed use

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

PROPOSED rezoning is CONSISTANT with Long range plan. Building will complete the subdivision, has been VACANT 30+ years

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

PROPOSAL IS CONSISTANT WITH SMART GROWTH GOALS
X PLAN

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 melus on the _____ day of _____.

THIS APPLICATION IS CONTINGENT UPON SALE OF PROPERTY.

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.

Edner Joint Revocable Trust

[Signature], Trustee
(signature)

(608) 792-9867 Nov. 17, 2022
(telephone) (date)

timebner@charter.net
(email)

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 17th day of November, 2022 the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
My Commission Expires: 13 Permanent

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

Review was made on the 1st day of December, 2022.

Signed: [Signature]
Director of Planning & Development

Nextgen LLC Realtors

November 14th 2022
22nd

Dear Common Council,



We are requesting to rezone part of 3102 Chestnut Place, Tax parcel 17 - 10315 - 618, from C - 2 , Commercial to R - 6 ,Special Multiple. The part to be rezoned is that part South of the centerline of the easement described in Volume 673 Page 122-125, as shown on the attached map. This is a step to increase the workforce housing stock in the City of La Crosse. It is our intention to subdivide the parcel into commercial along the street and multifamily south of the commercial and north of the La Crosse River. Access to the multifamily will be from the joint access driveway along the border with Pizza Ranch. This road is built. The exact layout of lots will be determined, potential layouts are attached.

The City has a large deficit of Workforce housing, creating a demand for all income levels. long term plan is to develop the southern portion into residential units. The initial phase would be the Southeast section with first floor parking and 3-4 floors above.

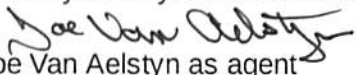
The rezoning is consistent with the desired future land use stated in the City's current Comprehensive Plan. The future land use map depicts the property as "High Intensity Retail, Office or Housing" The proposed use is consistent with the Comprehensive plan .

This Parcel and the immediate area were originally planned to be part of the DOT extension of Highway 157 through the marsh to 7th and La Crosse Streets. The DOT announced it has abandoned that concept, and the area is less attractive for commercial / retail / office and more attractive for residential. There is currently a historically high vacancy in retail and office space. The property has been vacant forever.

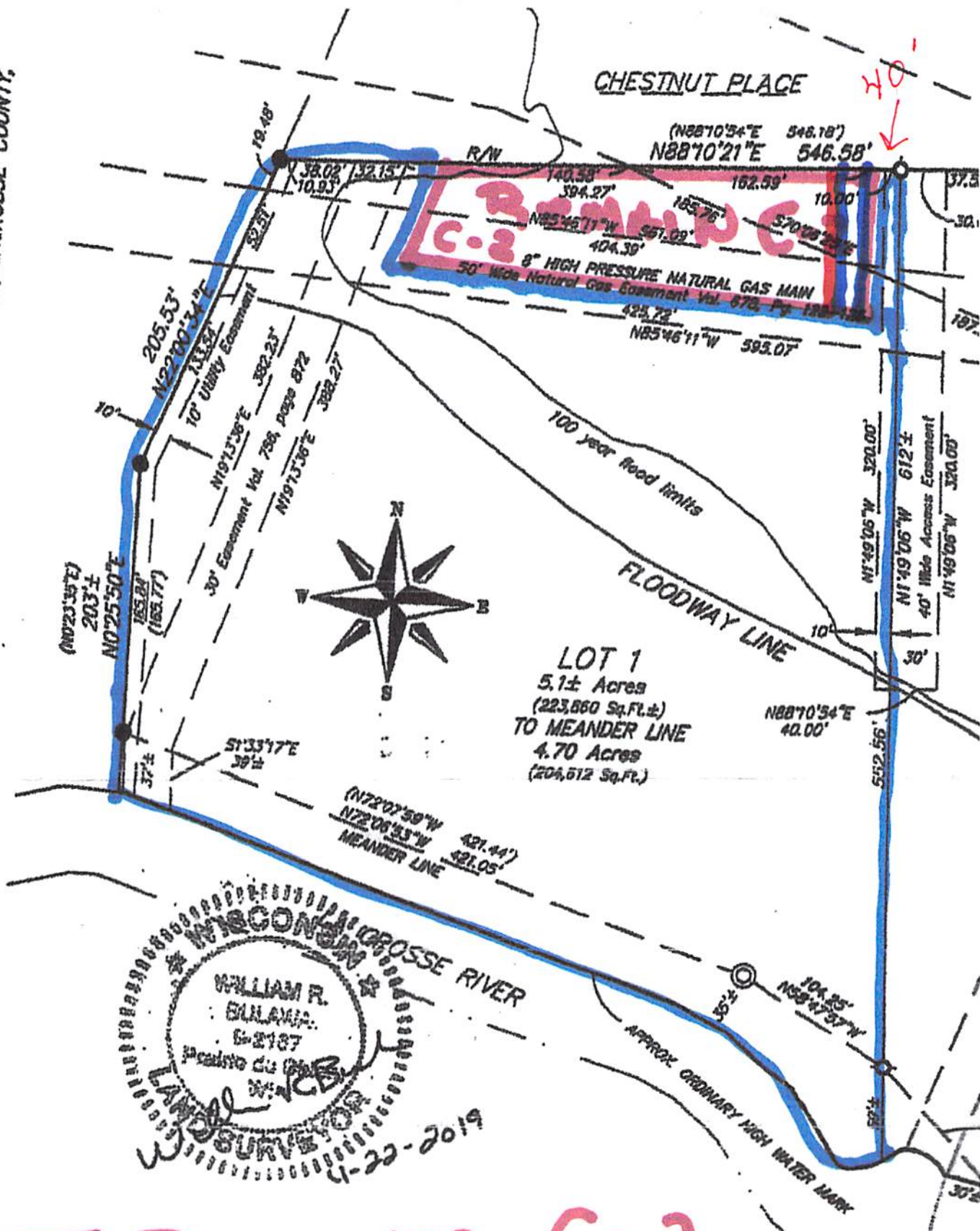
There is over 500 feet of frontage on the La Crosse River, and the developer has met with City personnel regarding a landing for canoes and kayaks. Hopefully this project will act as a catalyst for future use of this underutilized recreational asset.

We request approval with the condition that the zoning only goes into effect upon the Sale of the property by the existing owners.

Thank you for your Consideration.


Joe Van Aelstyn as agent
Principal Broker Nextgen LLC Realtors

LACROSSE COUNTY CERTIFIED SURVEY MAP NO. 1
 LOCATED IN PART OF GOVERNMENT LOT 5, SECTION 15, T16N, R7W, CITY OF LACROSSE, LACROSSE COUNTY, WISCONSIN.



WISCONSIN
 WILLIAM R. ELLMAN, S-2187
 SURVEYOR
 4-22-2019

■ **REMAINS C-2**
□ **Area To Be rezoned**

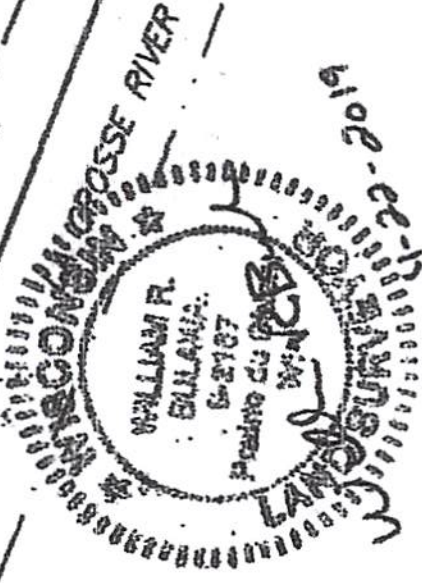
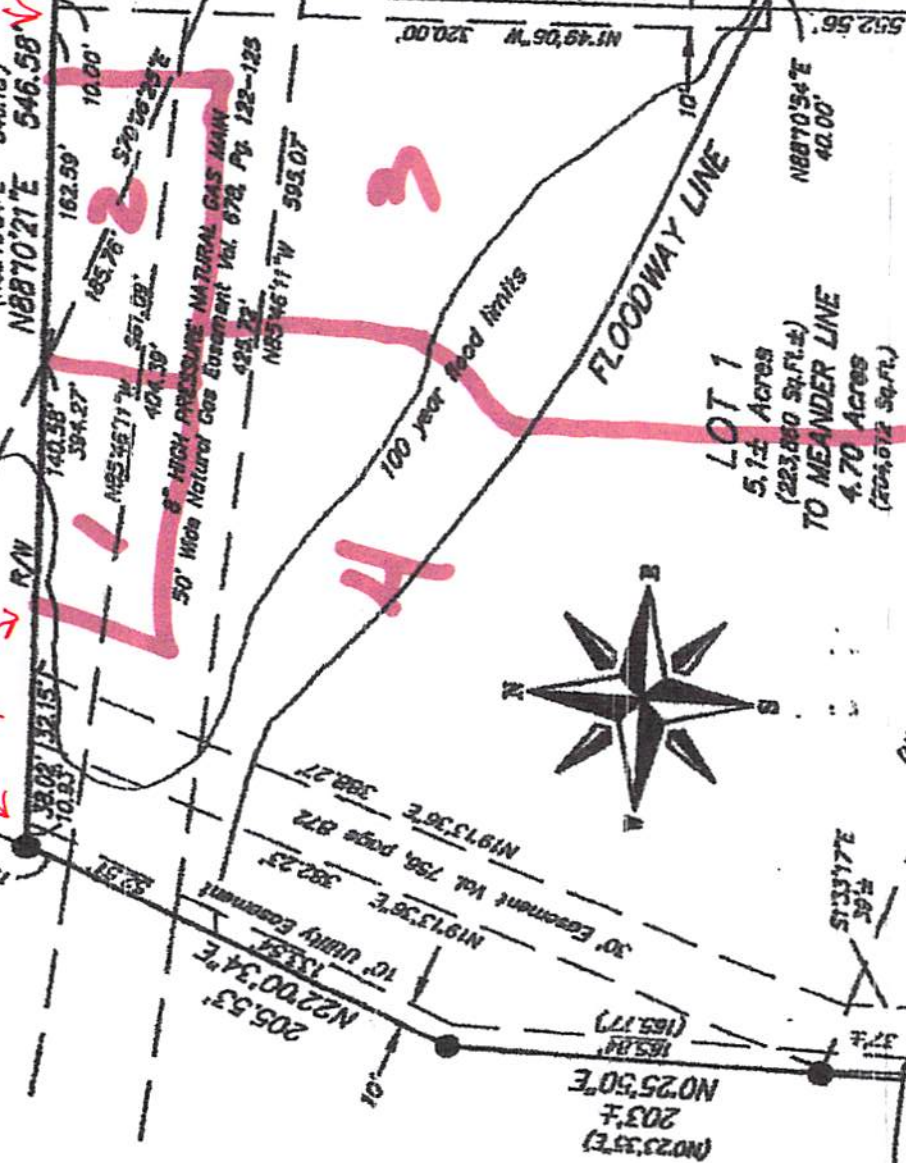


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LACROSSE COUNTY CERTIFIED SURVEY MAP NO. 19102-2-1-11
 LOCATED IN PART OF GOVERNMENT LOT 5, SECTION 15, T16N, R7W, CITY OF LACROSSE, LACROSSE COUNTY, WISCONSIN.

CHESTNUT PLACE



19102-2-1-11

LEGAL Description of proposed rezoning

Ebner rezoning Description of land to be zoned Special Multiple

A parcel of Land Located in part of Government Lot 5, Section 15, T16N, R7W,
City of La Crosse, La Crosse County, Wisconsin.

Part of the Certified Survey Map filed January 15th, 2019 in Volume 18 of Certified Survey
Maps, Pages 42 and 42A as document No. 1729106

Except the following described parcel that shall remain Commercial

Commencing at a point on the South line of Chestnut Pl, 40 feet West of the NW corner of said Lot 1, thence South parallel to the east line of Lot 1 a distance of 85 feet more or less to the center line of the 50 foot Natural Gas Easement recorded in Vol 678 Pages 122-125 and 40 feet west of the east line of said Lot 1, thence west along the centerline of said easement a distance of 290 feet more or less to a point 93 feet east of the west boundary of Lot 1, thence Northerly parallel to the 30 foot easement recorded in Volume 758 Page 872 to a point on the south boundary of Chestnut Place 93 feet east of the NW corner of Lot 1, thence east along the south boundary of Chestnut Place 261 feet more or less to the Point of Beginning. Containing 22,700 square feet more or less.

The area rezoned to Special Multiple will contain about 201,000 square feet.