

20-1633

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Steven Nicolai  
4535 Mormon Coulee Road #5 La Crosse WI 54601

Owner of site (name and address):

Steven Nicolai  
4535 Mormon Coulee Road #5 La Crosse WI 54601

Address of subject premises:

3629 Calvert Road

Tax Parcel No.: <sup>17-</sup>50325-760 and <sup>17-</sup>50465-90

Legal Description: See Attachment

Zoning District Classification: A-1 Agriculture Agricultural

Proposed Zoning Classification: R5 Multifamily 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:

The property is currently registered as a vacant unit with the City of La Crosse. The home has been considered condemned after a tree fell on the house on June 2 2020. Before the tree fell we were renting out the house.

Property is Proposed to be Used For:

The proposed site will be an apartment building with garages and will range from 10-20 units.



Proposed Rezoning is Necessary Because (Detailed Answer):

Currently the property is zoned A-1 agriculture and in order to build to an apartment building with garages the property is required to be zoned to multi family. R-5 is consistent with neighboring proptiers including a few of our own properties.

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

No with us building an apartment buiding with garges it fits with the property north and south of this site. It improves the area and increases the tax revenue for the City and provides more housing in the City.

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

After discussion with Tim Acklin rezoning to R5 fits with the City's comprehensive plan. It also enhances the south side of La Crosse and will bring a lot of tax revenue to the City.

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 5 day of November, 2020.

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.

Steven M. Nicolai

(signature)

608-788-7962

(telephone)

11-5-2020

(date)

nate@nicolaiapartments.com

(email)

STATE OF WISCONSIN )

COUNTY OF LA CROSSE )

) ss.

Personally appeared before me this 5 day of NOVEMBER, 2020, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Audra Butterfield  
Notary Public  
My Commission Expires: 12/02/23

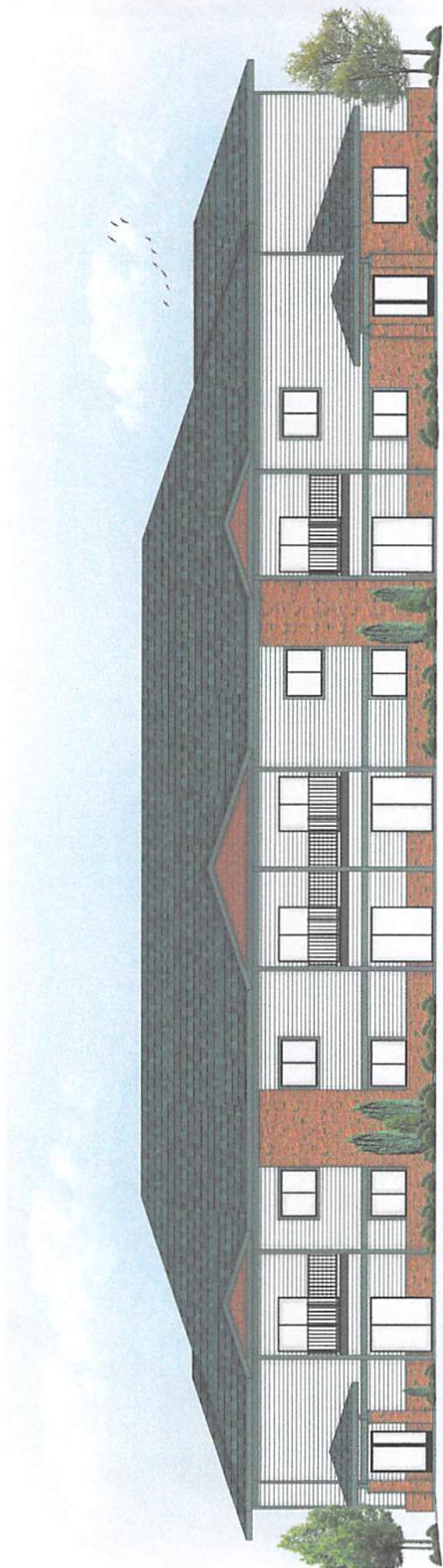
PETITIONER SHALL, **BEFORE FILING**, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Director of Planning & Development







OWNER NAME  
STEVEN M NICOLAI  
[Click for County Land Records](#)

PROPERTY ADDRESS  
3629 CALVERT RD  
LA CROSSE

MAILING ADDRESS  
4535 MORMON COULEE RD  
LA CROSSE, WI 54601

COMMON COUNCIL  
District 13  
[Click for additional council information](#)

ZONING INFORMATION  
A1 - Agricultural  
[Link to Zoning Ordinance](#)

FUTURE LAND USE  
HDIH - Medium/High Density Housing  
[Zoom to](#)

50325-760

50465-90

3629