# PETITION FOR CHANGE TO ZONING CITY OF LA CROSSE

# AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):
NICK Roush - Roush Rontals
La Crosse, WE 54601
Owner of site (name and address):  Sunset 16 LLC - Current  Roush Penns - Upon Approval
Address of subject premises: (3 parcels)
Tax Parcel No.: 17-10286 - 190,183 4210
Legal Description:  SEE ATTACHED
Zoning District Classification: Conval
Proposed Zoning Classification: Pub Specific
Is the property located in a floodway/floodplain zoning district? Yes Yes Yes
Is the property/structure listed on the local register of historic places?  Yes X No
Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? X Yes No
Is the Rezoning consistent with the policies of the Comprehensive Plan?  X Yes No
Property is Presently Used For:  Sec Attacked
Property is Proposed to be Used For:  See A Hacked
Proposed Rezoning is Necessary Because (Detailed Answer):  See Attached
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):  Sec A Hacket

2670 - ROUSH, NICK 002623-0021 Amber W. 03/04/2016 03:51PM CENTY OF LA CROSSE, WI

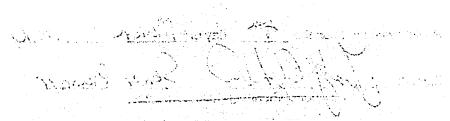
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Payment Amount:

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 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.
Elin Jullen
(signature)
(telephone) (date)  (telephone) (quantity)  (email)
STATE OF WISCONSIN )
) ss. COUNTY OF LA CROSSE )
Personally appeared before me this day of, 20_6, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.
Notary Public 1
My Commission Expires: Termanent
PETITIONER SHALL, <u>BEFORE FILING</u> , HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.
Signed:

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# **AFFIDAVIT**

STATE	OF	)		
COUNT	Y OF	) ss )		
sworn s		undersigned, Chris Veiss	being	duly
	1.	That the undersigned is an adult resident of of La Crosse . State of Wisconsin .	the	City
	2.	That the undersigned is (one of the) legal owner(s) of the property	/ locate	d at
	3.	By signing this affidavit, the undersigned authorizes the application for a copermit/district change or amendment (circle one) for said property.	nditiona	l use
		Property Owner	en	—
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Petitioner: Nicholas A. Roush, 1522 Winnebago St. La Crosse, WI 54601

# **Property is Presently Used For:**

- The Property is currently vacant land, ready for redevelopment.
- All previous structures have been demolished.

# Property is proposed to be used for:

- The proposed use of the property is to develop two (16) Unit "Multifamily" buildings.
- We feel this location provides excellent accessibility to the greater La Crosse area. As such, should help the project be financially viable and provide long term sustainability.

# **Proposed Rezoning is Necessary Because:**

• Currently the property is zoned PDD General through the previous re-zoning process. The type of redevelopment we are proposing requires the property be zoned "PDD Specific"

# Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because:

- The proposed rezoning and development is in alignment with the City of La Crosse's Long Term Comprehensive Plan for PDD zoning at this location.
- This project will provide a substantial gain in Property Tax revenue for the land parcel, aiding the City of La Crosse in the financial obligations of City services. Benefitting the neighborhood and the City. The project cost will be over two million dollars.
- Given the parcel's close proximity to commercial and employment opportunities, it should provide an excellent living opportunity within the City of La Crosse vs. the neighboring suburbs.

# <u>Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies because:</u>

• The proposed project is in alignment with the City's Long Range Comprehensive Plan Goals as set forth by the La Crosse Planning Department.

# "Specific Comprehensive Development Plan" Items

- 1. All Items Addresses In Submitted Site Plan
- 2. All Boundaries and Descriptions on Attached Site Survey
- 3. The Land Is Surrounded by
  - a. (2) Residential Properties to the South and East. One in the City of La Crosse and the other in the Town of Medary.
  - b. The North and West Borders are adjoining commercial property
- 4. Public and Private roads are shown on the Submitted Site Plan
- 5. All Buildings and Locations are detailed on the submitted Site Plan
- 6. All Facilities are detailed on the submitted Site Plan
- 7. All Signage is detailed on the submitted Site Plan
- 8. All Landscaping is detailed on the submitted Landscape & Lighting plan
- 9. All architectural plans are submitted
- 10. All utility locations are noted on the submitted Site Plan
- 11. All private utilities are noted on the submitted Site Plan
- 12. All Soils are noted on the Submitted Storm Water Control Plan
- 13. All topography is noted on the submitted Site Plan
- 14. Adjacent land uses are noted on the Submitted Site Plan Existing Roads
- 15. Our plan is construct all buildings in a single phase
- 16. No Restrictive covenants as all property is retained by developer
- 17. Erosion Control plan is noted on the Submitted Site Plan
- 18. No additional conditions are noted

#### Item d "Additional Material"

1.

- i. The development plans for (32) dwelling units, each with (2) bedrooms. The site is 1.31 Acres in size. Density is 24.4 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 the submitted plans.



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Parcel Search |

Permit Search

# STATE ROAD 16 LA CROSSE

Parcel: Municipality: 17-10286-210 Internal ID: City of La Crosse

Record Status:

60733 Current



Parcel

Taxes

Deeds

Permits

History

**Outstanding Taxes** 

Assessments

# Parcel Information:

Parcel: Internal ID: 17-10286-210 60733

Municipality: Record Status: City of La Crosse Current

On Current Tax Roll: Total Acreage: Township:

0.740 16 07

Section: Qtr:0

Range: 0

21 NE-SE

# **Legal Description:**

CERTIFIED SURVEY MAP NO. 112 VOL 12 LOT 2

#### **Property Addresses:**

Street Address STATE ROAD 16 City(Postal) LA CROSSE

#### Owners/Associations:

Name SUNSET 16 LLC

Relation Mailing Address Owner 1718 STATE ROAD 16 City

State Zip Code

LA CROSSE WI 54601

# Districts:

Description

LA CROSSE SCHOOL

Taxation District

#### **Additional Information**

Category

2012+ VOTING SUPERVISOR 2012 + VOTING WARDS

POSTAL DISTRICT

Description

2012+ Supervisor District 2

2012+ Ward 3

LACROSSE POSTAL DISTRICT 54601

#### Lottery Tax Information 0

Lottery Credits Claimed: Lottery Credit Application Date: 0

La Crosse County Land Records Information (Ver: 2016.1.28.0)

Site Disclaimer



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Parcel Search | Permit Search

#### 3004 GILLETTE ST LA CROSSE

Parcel: Municipality: 17-10286-180 City of La Crosse Internal ID: Record Status: 27071 Current Print View

# Parcel Information:

Parcel:

17-10286-180 27071

Internal ID: Municipality:

City of La Crosse

Record Status:

Current

On Current Tax Roll: Total Acreage:

Yes 0.387 16

Township: Range: 0 Section:

07 21

Qtr:0

NE-SE

# Taxes **Outstanding Taxes** Assessments Deeds

Permits

Parcel

History

#### Legal Description:

SEC 21-16-7 GOVT LOT 6 (NE-SE) AS FOLWS: COM AT INSCTN OF N/L OF GOVT LOT 6 AND C/L OF HWY 16 TH SWLY ALG SD C/L 43.75 FT TH E 80 FT TO POB: TH S10D20MW 153 FT TH E 117.5 FT TH N 153 FT TO S/L OF GILLETTE ST TH W ALG SD S/L 100 FT +/- TO POB LOT SZ: 16639 SF

#### Property Addresses:

Street Address

City(Postal)

3004 GILLETTE ST

LA CROSSE

### Owners/Associations:

Name SUNSET 16 LLC Owner

Relation Mailing Address 1718 STATE ROAD 16 City LA CROSSE WI

State Zip Code 54601

#### Districts:

Code 2849 1

Description

Taxation District

LA CROSSE SCHOOL

Book 1

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### **Additional Information**

Category 2012+ VOTING SUPERVISOR Description

2012+ Supervisor District 2

2012 + VOTING WARDS POSTAL DISTRICT

2012+ Ward 3 LACROSSE POSTAL DISTRICT 54601

Use

VACANT LOT

# Lottery Tax Information 0

Lottery Credits Claimed: Lottery Credit Application Date: 0

La Crosse County Land Records Information (Ver: 2016.1.28.0)

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Permit Search

#### GILLETTE ST LA CROSSE

Parcel: Municipality: 17-10286-183 City of La Crosse

Internal ID: Record Status: 61052 Current



Parcel

Taxes

Deeds

Permits

History

**Outstanding Taxes** 

Assessments

# Parcel Information:

17-10286-183 61052

Internal ID: Municipality:

City of La Crosse

Record Status:

Current

On Current Tax Roll: Total Acreage:

Yes 0.190

Township: Range: 0

16 07

Section: Qtr:0

21 NE-SE

# **Legal Description:**

CERTIFIED SURVEY MAP NO. 113 VOL 12 OUTLOT 1 & PRT LOT 1 BEG NW COR LOT 1 E ALG N LN 30FT SLY TO SW COR LOT 1 NLY ALG WLY LN LOT 1 TO POB

#### **Property Addresses:**

Street Address GILLETTE ST

City(Postal) LA CROSSE

# Owners/Associations:

SUNSET 16 LLC

Owner

Relation Mailing Address 1718 STATE ROAD 16

City LA CROSSE State Zip Code

WI 54601

#### Districts:

Description

Taxation District

LA CROSSE SCHOOL Book 1

# **Additional Information**

Category

Description

2012+ VOTING SUPERVISOR 2012 + VOTING WARDS

2012+ Supervisor District 2 2012+ Ward 3

POSTAL DISTRICT

LACROSSE POSTAL DISTRICT 54601

# Lottery Tax Information 0

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