

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

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

Petitioner (name and address):

Brett Sawyer (Brett Sawyer Properties, LLC)
1020 Grove St. #19
La Crosse, WI 54601

Owner of site (name and address):

Same as above

Address of subject premises:

1011 LaCrosse St., 1023 LaCrosse 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

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? 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 consistent with the policies of the Comprehensive Plan? Yes 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 rezoning/proposed development is in alignment with the City of LaCrosse's Long Term Comprehensive Plan for this location. The new development will result in a substantial gain in property tax revenue and supply quality housing as well as another business opportunity in a prime location.

“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
3. 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.

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

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

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value	0.029096398	
29,600	0	29,600	0	91.6569215	Rate (Does NOT reflect credit)		
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by	A Star in this box means unpaid prior year taxes		
32,300	0	32,300	0	school levy tax credit 61.46			
Taxing Jurisdiction		2015	2016	2015	2016	% Tax	Net Property Tax
		Est. State Aids	Est. State Aids	Net Tax	Net Tax	Change	
		Allocated Tax Dist	Allocated Tax Dist				861.26
STATE OF WISCONSIN		0.00	0.00	12.38	5.48	-55.70	
La Crosse County		2,036,946.00	1,985,606.00	267.90	118.30	-55.80	
Local Municipality		13,121,875.00	13,075,402.00	837.01	363.75	-56.50	
LA CROSSE SCHOOL		28,611,521.00	29,844,884.00	759.90	323.08	-57.50	
WTC		3,745,307.00	3,455,336.00	115.12	50.65	-56.00	
		Total		1,992.31	861.26	-56.80	
		First Dollar Credit		80.38	0.00	-100.00	
		Lottery Credit		0.00	0.00	0.00	
		Net Property Tax		1,911.93	861.26	-55.00	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Applied to Property	Year Increase Ends

On or prior to 07/31/17
 Make Check Payable to:
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

Total Due For Full Payment	
Pay By 01/31/17	861.26
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

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time. See reverse.

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 &

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

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



City Hall
 La Crosse City Treasurer
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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

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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

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value		
35,900	0	35,900	0	91.6569215	0.029096398		
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit	Rate (Does NOT reflect credit)		
39,200	0	39,200	0	74.54	A Star in this box means unpaid prior year taxes		
Taxing Jurisdiction		2015	2016	2015	2016	% Tax Change	Net Property Tax
		Est. State Aids	Est. State Aids	Net Tax	Net Tax		
		Allocated Tax Dist	Allocated Tax Dist				
STATE OF WISCONSIN		0.00	0.00	5.56	6.65	19.60	1,044.57
La Crosse County		2,036,946.00	1,985,606.00	120.24	143.48	19.30	
Local Municipality		13,121,875.00	13,075,402.00	375.68	441.17	17.40	
LA CROSSE SCHOOL		28,611,521.00	29,844,884.00	341.06	391.84	14.90	
WTC		3,745,307.00	3,455,336.00	51.67	61.43	18.90	
		Total		894.21	1,044.57	16.80	
		First Dollar Credit		0.00	0.00	0.00	
		Lottery Credit		0.00	0.00	0.00	
		Net Property Tax		894.21	1,044.57	16.80	

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Taxing Jurisdiction	Total Additional Taxes	Applied to Property	Year Increase Ends

On or prior to 07/31/17

Make Check Payable to:
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

Total Due For Full Payment
 Pay By 01/31/17 **1,044.57**

Installment Options

DUE DATE	AMOUNT
01/31/17	261.15
03/31/17	261.14
05/31/17	261.14
07/31/17	261.14

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time. See reverse.

To receive receipt, enclose a self-addressed stamped envelope
 All payments can be seen at www.lacrossecounty.org

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	261.15
03/31/17	261.14
05/31/17	261.14
07/31/17	261.14

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



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

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.

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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

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value		
59,000	0	59,000	0	91.6569215	0.029096398		
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit	Rate (Does NOT reflect credit)		
64,400	0	64,400	0	122.50	A Star in this box means unpaid prior year taxes		
Taxing Jurisdiction		2015	2016	2015	2016	% Tax Change	Net Property Tax
		Est. State Aids	Est. State Aids	Net Tax	Net Tax		1,716.68
		Allocated Tax Dist	Allocated Tax Dist				
STATE OF WISCONSIN		0.00	0.00	11.91	10.92	-8.30	
La Crosse County		2,036,946.00	1,985,606.00	257.72	235.80	-8.50	
Local Municipality		13,121,875.00	13,075,402.00	805.19	725.04	-10.00	
LA CROSSE SCHOOL		28,611,521.00	29,844,884.00	731.01	643.97	-11.90	
WTC		3,745,307.00	3,455,336.00	110.74	100.95	-8.80	
		Total		1,916.57	1,716.68	-10.40	
		First Dollar Credit		80.38	0.00	-100.00	
		Lottery Credit		0.00	0.00	0.00	
		Net Property Tax		1,836.19	1,716.68	-6.50	

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Taxing Jurisdiction	Total Additional Taxes	Applied to Property	Year Increase Ends

On or prior to 07/31/17
 Make Check Payable to:
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

Total Due For Full Payment	
Pay By 01/31/17	1,716.68
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

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REMIT THIS WITH PAYMENT

2016 Real Estate Bill Number 5118
 Correspondence should refer to number
 Tax Parcel 17-20156-60

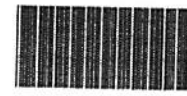
To: City Hall
 La Crosse City Treasurer
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INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/17	429.17
03/31/17	429.17
05/31/17	429.17
07/31/17	429.17

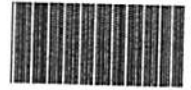
BRETT SAWYER PROPERTIES LLC
 1020 GROVE ST UNIT 19
 LA CROSSE WI 54601-3415



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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

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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

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value	0.029096398
42,700	0	42,700	0	91.6569215	Rate (Does NOT reflect credit)	A Star in this box means unpaid prior year taxes
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit		
46,600	0	46,600	0	88.66		
Taxing Jurisdiction	2015	2016	2015	2016	% Tax Change	Net Property Tax
	Est. State Aids	Est. State Aids	Net Tax	Net Tax		1,242.41
	Allocated Tax Dist	Allocated Tax Dist				
STATE OF WISCONSIN	0.00	0.00	15.54	7.91	-49.10	
La Crosse County	2,036,946.00	1,985,606.00	336.05	170.65	-49.20	
Local Municipality	13,121,875.00	13,075,402.00	1,049.93	524.73	-50.00	
LA CROSSE SCHOOL	28,611,521.00	29,844,884.00	953.20	466.06	-51.10	
WTC	3,745,307.00	3,455,336.00	144.40	73.06	-49.40	
	Total		2,499.12	1,242.41	-50.30	
	First Dollar Credit		80.38	0.00	-100.00	
	Lottery Credit		0.00	0.00	0.00	
	Net Property Tax		2,418.74	1,242.41	-48.60	

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Taxing Jurisdiction	Total Additional Taxes	Applied to Property	Year Increase Ends

On or prior to 07/31/17
 Make Check Payable to:
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

Total Due For Full Payment	
Pay By 01/31/17	1,242.41
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

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 LA CROSSE WI 54601-3396

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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

