

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

Payment Amount: #125225 350.00

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or  
Traditional Neighborhood District

Petitioner (name and address):

RTLJ Enterprises  
W2706 STATE Road 33  
LACROSSE WI 54601

Owner of site (name and address):

Todd Jones  
W2706 STATE Rd. 33  
LACROSSE WI 54601

Address of subject premises:

333 Buchner Place  
LACROSSE WI 54603

Tax Parcel No.: 17-10036-420

Legal Description: Lots 10-18 Block 2 midcity Industrial Park  
City of LaCrosse County of LaCrosse

PDD  TND:  General  Specific  General & Specific

Zoning District Classification: C2- Commercial

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:

1<sup>st</sup> Floor is offices and classrooms  
2<sup>nd</sup> & 3<sup>rd</sup> floors are efficiency Apartments

Property is Proposed to be Used For:

A portion of The first floor is to be mixed use office and  
ADA Compliant Apartments

Proposed Rezoning is Necessary Because (Detailed Answer):

LACROSSE has A need for ADA Compliant Housing - This building is set up  
perfectly To meet that need. I have A potential Company That needs office  
space in close proximity to their wheelchair clients.

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

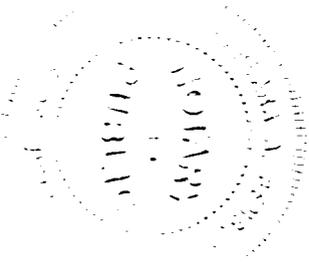
333 Buchner already HAS 64 efficiency Apartments. Directly Across the STREET are 60 Apartments. The property ADJACENT TO 333 Buchner IS A 100-150 Apartment Complex. The property HAS APPROX. 60,000 Sq. Ft. OF PARKING

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

The only change in the use of the building will be adding ADA compliant APARTMENTS

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 26<sup>th</sup> day of April, 2005.

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.



R Todd Jones  
(signature)  
608-792-8928 5-8-15  
(telephone) (date)  
todlinjones@Centurytel.net  
(email)

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

Personally appeared before me this 8<sup>th</sup> day of May, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Barbara A Benson  
Notary Public  
My Commission Expires: 12-26-2017

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building & Inspections Department to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

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

Review was made on the 8<sup>th</sup> day of May, 2015  
Signed: [Signature] Senior Planner  
Director of Planning & Development

proposed Planned Development District and surrounding properties.

9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainageways.
  10. Characteristics of soils related to contemplated specific uses.
  11. Existing topography on site with contours at no greater than two-foot intervals City Datum where available.
  12. General landscaping treatment.
- b. *Referral and hearing.*
1. Within 60 days after completion of the filing of the petition for rezoning under a general development plan, the City Plan Commission shall forward the petition to the Common Council with recommendations, that the plan be approved as submitted, approved with modifications or disapproved. A public hearing shall be held prior to Common Council action on the proposed rezoning.
  2. Approval of the rezoning and related general development plan shall establish the basic right of use for the area when in conformity with the general development plan as approved, which shall be an integral component of the district regulations, but such plan shall be conditioned upon approval of a specific comprehensive development plan, and shall not make permissible any of the uses as proposed until a specific comprehensive development plan is submitted and approved for all or a portion of the area included within the general development plan. If a specific comprehensive development plan is not filed within

18 months of the date of approval by the Common Council, the approval shall become null and void and a new petition and approval process shall be required to reobtain general development plan approval. If the general development plan and comprehensive development plan are approved at the same time and construction has not commenced within 12 months of the date of approval by the Common Council, the approval shall become null and void and a new petition and approval process shall be required to obtain general development plan and specific comprehensive development plan approval.

c. *Specific comprehensive development plan.* Within 18 months of the date of approval by the Common Council of a general development plan, a specific comprehensive development plan must be submitted for review and approval by the appropriate City officials and committees including the City Plan Commission and Common Council which shall include all information required in subsection (e)(2)a of this section, as well as the following detailed construction and engineering plans and related detailed documents and schedules:

1. A plat plan including all information required for a preliminary plat and applicable provision of Wis. Stat. ch. 236, together with areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements. For commercial, industrial, public or semi-public, or mixed use developments, a detailed site plan showing the dimensions and locations of all proposed structures, areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements.

*See Exhibit I*

dwelling units proposed per gross and net acre for each type of use).

- (ii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.

2. For Planned Development Districts or portions thereof for which a commercial development plan is proposed, the general development plan shall contain at least the following information:

- (i) The approximate retail sales floor area and total area proposed for commercial development. *MA*
- (ii) The types of uses proposed to be included in the development, which uses shall be consistent with the commercial zoning district.
- (iii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.

*Existing Building*



3. For Planned Development Districts or portions thereof for which an industrial development is proposed, the general development plan shall contain at least the following information:

- (i) The approximate total area proposed for such use.
- (ii) The types of uses proposed to be included in the development. (Generally those industrial, office, laboratory and manufacturing uses shall be allowed which do not create any danger to health and safety in sur-

rounding areas and which do not create any offensive noise, vibration, smoke, dust, odor, heat or glare and which by reason of value in relation to size and weight of merchandise received and shipped, generate a minimum of truck traffic.)

- (iii) The anticipated employment in the entire development and in each major portion thereof. (This may be stated as a range.)
- (iv) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.

4. For Planned Development Districts or units thereof containing institutional, recreational or other public or quasi-public development, the general development plan shall contain the following information:

- (i) General types of uses proposed in the entire development and each major section thereof.
- (ii) Significant applicable information with respect to enrollment, residence employment, attendance, or other social or economic characteristics of development.
- (iii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, and signs intended for the development.

5. For Planned Development Districts or units thereof containing more than one land use as outlined in subsection (2)d.1 through

May 5, 2015

### **333 Buchner Place Property Description:**

- 333 Buchner Place, La Crosse is a 3-story mixed-use building divided into 4 wings which have approximately 3200 sq ft in each wing.
- Head Start occupies three of the four ground-level wings. Wing A is their office; Wing C & D are their classrooms.
- Wing B, on ground level, is currently half office space and half vacant. See Exhibit A.
- All four wings on the second and third levels consist of 64 efficiency apartments, with eight apartments in each wing. See Exhibit B.

### **Planned Development Re-Zoning Request:**

- My request is to obtain permits to build out the vacant space of wing B into four ADA Compliant Apartments of approximately 335 sq ft each, with the possibility of adding more ADA Compliant Apartments in the future. See Exhibit C.
- I have been made aware of the great need for ADA Compliant housing in La Crosse.
- 333 Buchner Place is perfectly designed to meet that need.
  - A total of 12,000 sq ft on ground level.
  - No steps which allows wheel-chair access.
  - Ample off-street parking
  - Near downtown La Crosse

Respectfully submitted:

R. Todd Jones  
(c): 608-792-8928  
[todlinjones@centurytel.net](mailto:todlinjones@centurytel.net)

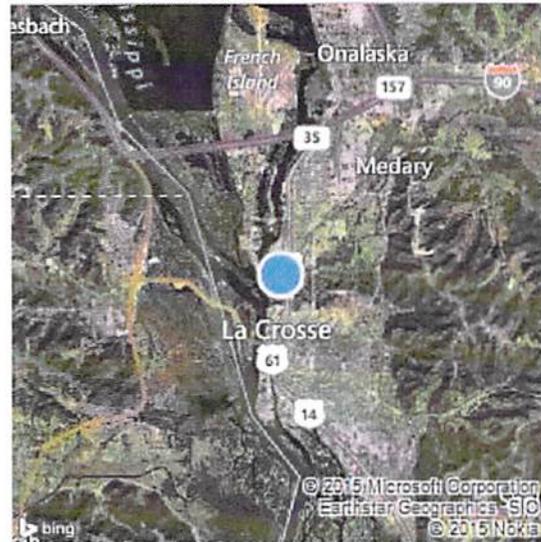
# Exhibit 1

bing Maps

333 Buchner Pl, La Crosse, WI 54603

My Notes

On the go? Use [m.bing.com](http://m.bing.com) to find maps, directions, businesses, and more



 Bird's eye view maps can't be printed, so another map view has been substituted.

1. 10/1/2020

2. 10/1/2020

10/1/2020

10/1/2020

10/1/2020  
STC

10/1/2020  
10/1/2020

10/1/2020



# Exhibit 2

Sign in  
199

Bird's eye

Traffic

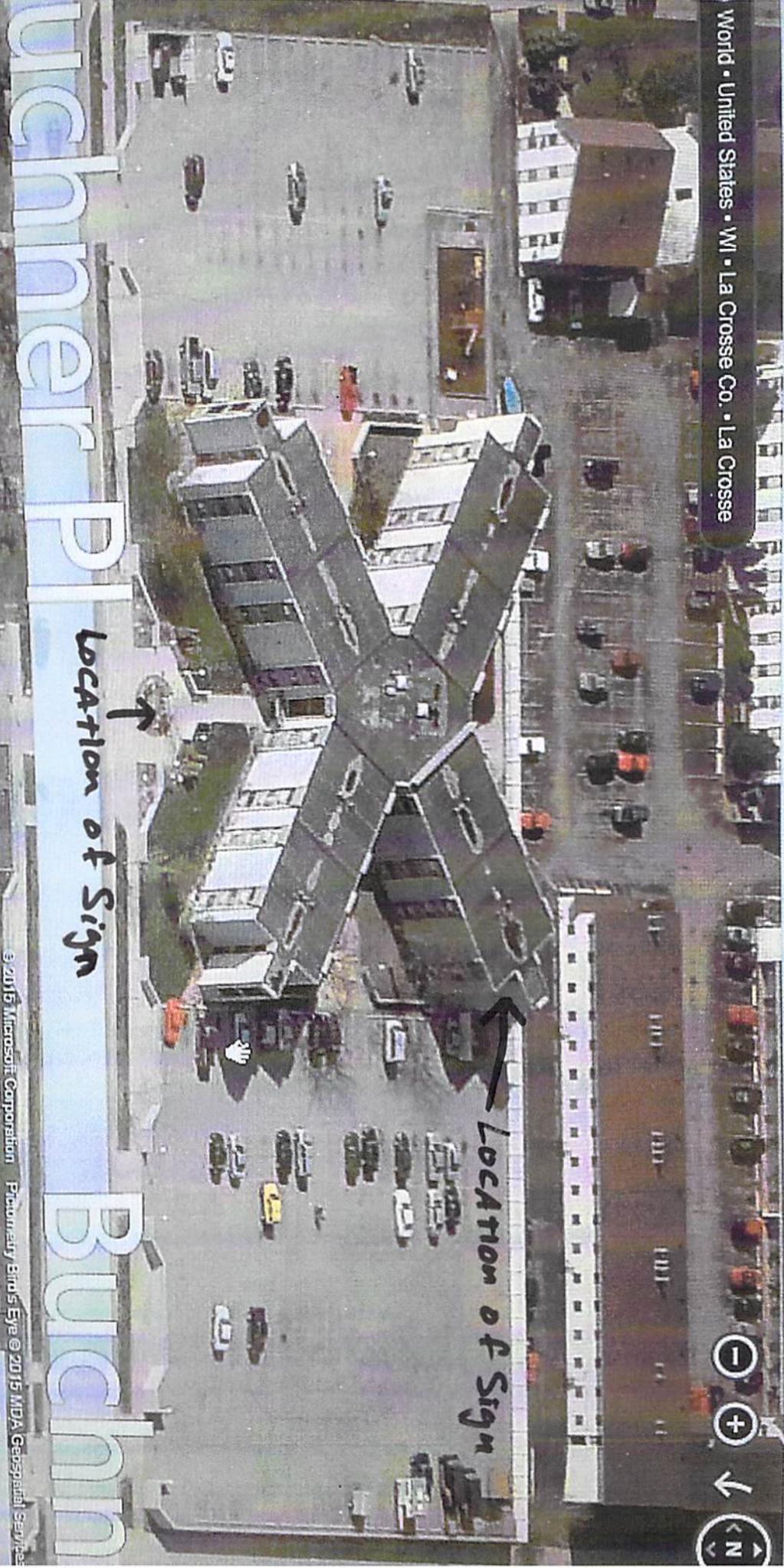


Fullscreen

Print

Share

World • United States • WI • La Crosse Co. • La Crosse



Location of Sign

Location of Sign

50 feet

10m

© 2015 Microsoft Corporation. Planetary Bird's Eye © 2015 MDA Geospatial Services. Slow Fast Updated 08-21-15

97%

9:22

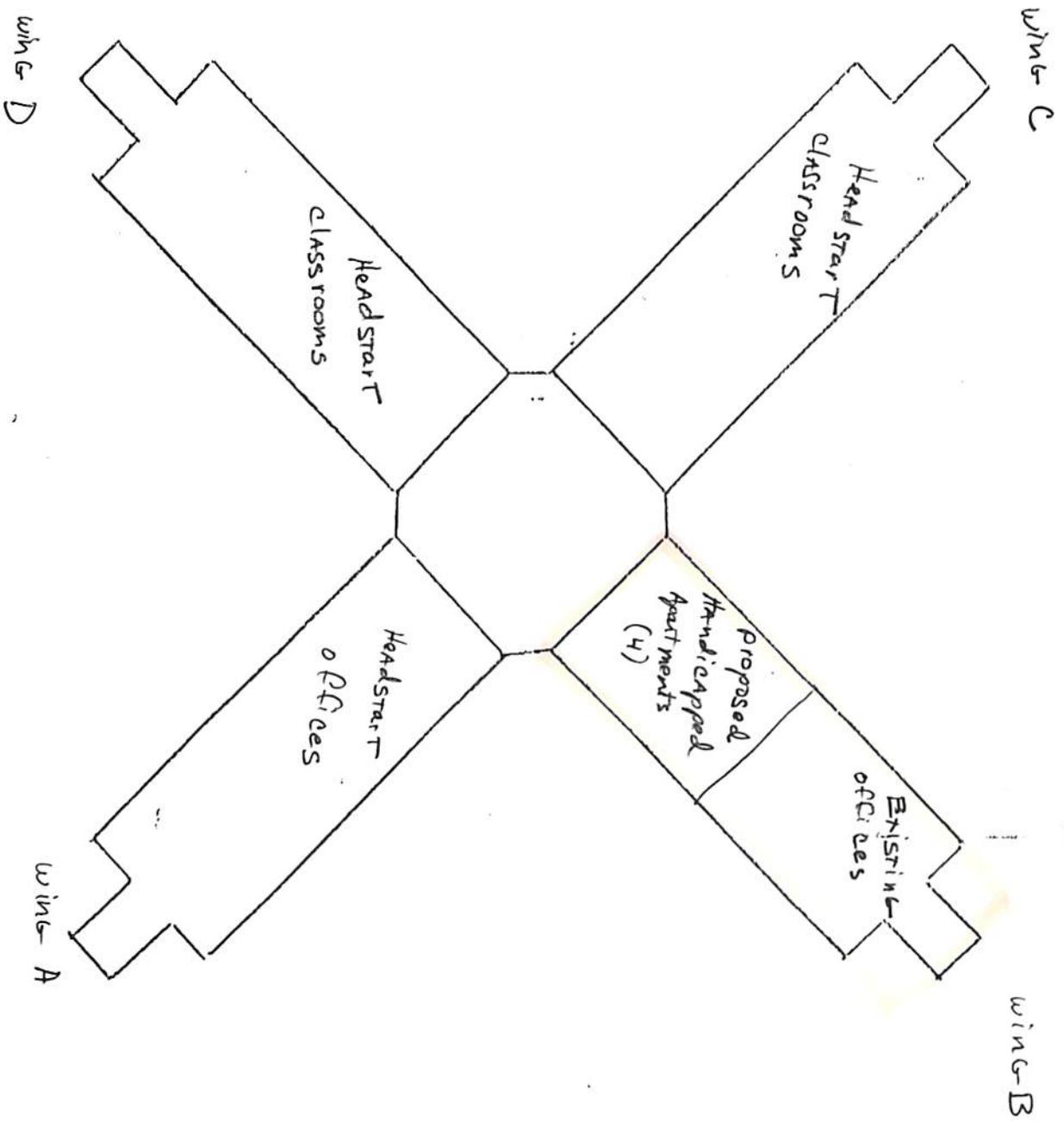


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EXHIBIT A

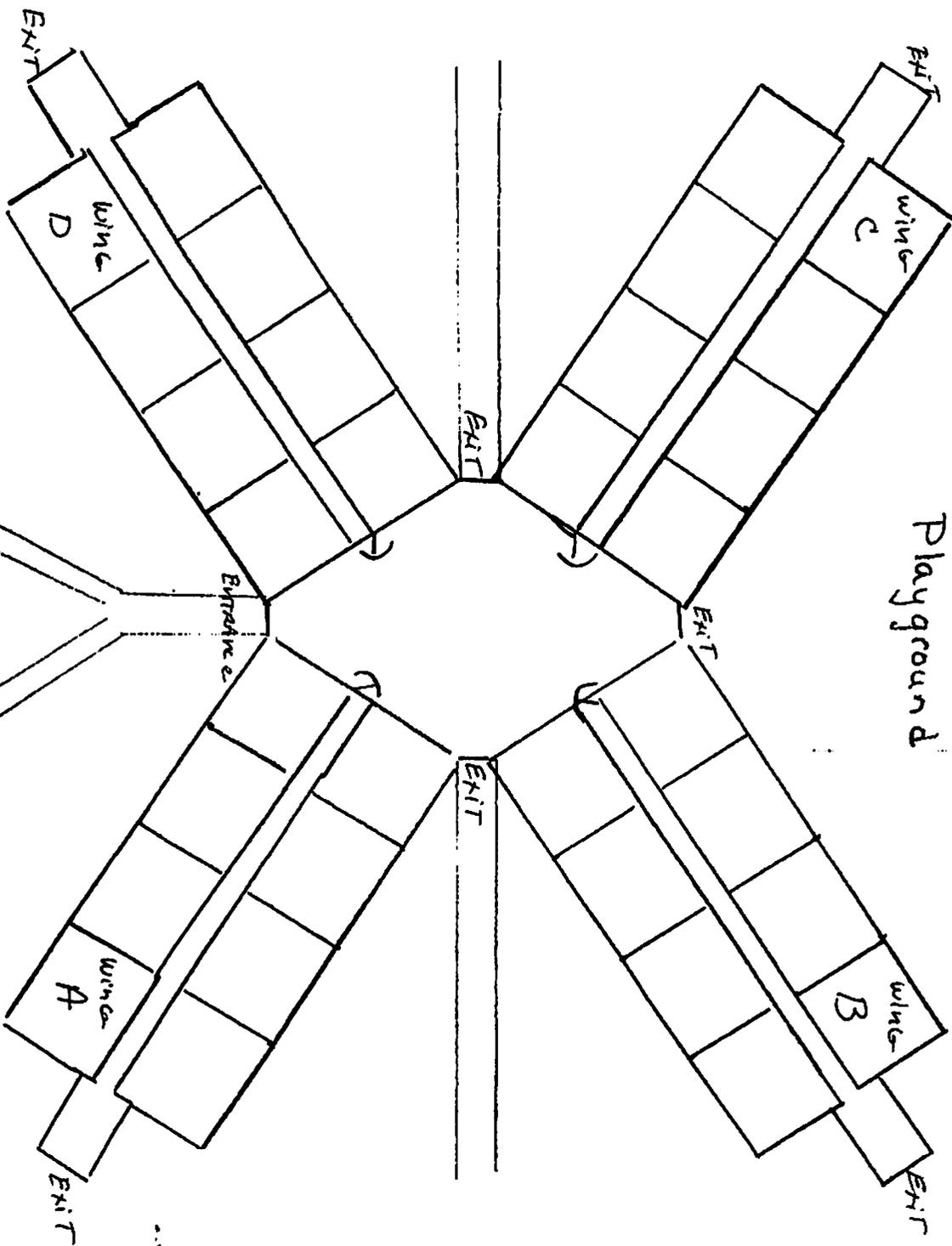


333 Buchner Place Ground Floor

West Parking Lot

Headstart  
Playground

East Parking Lot

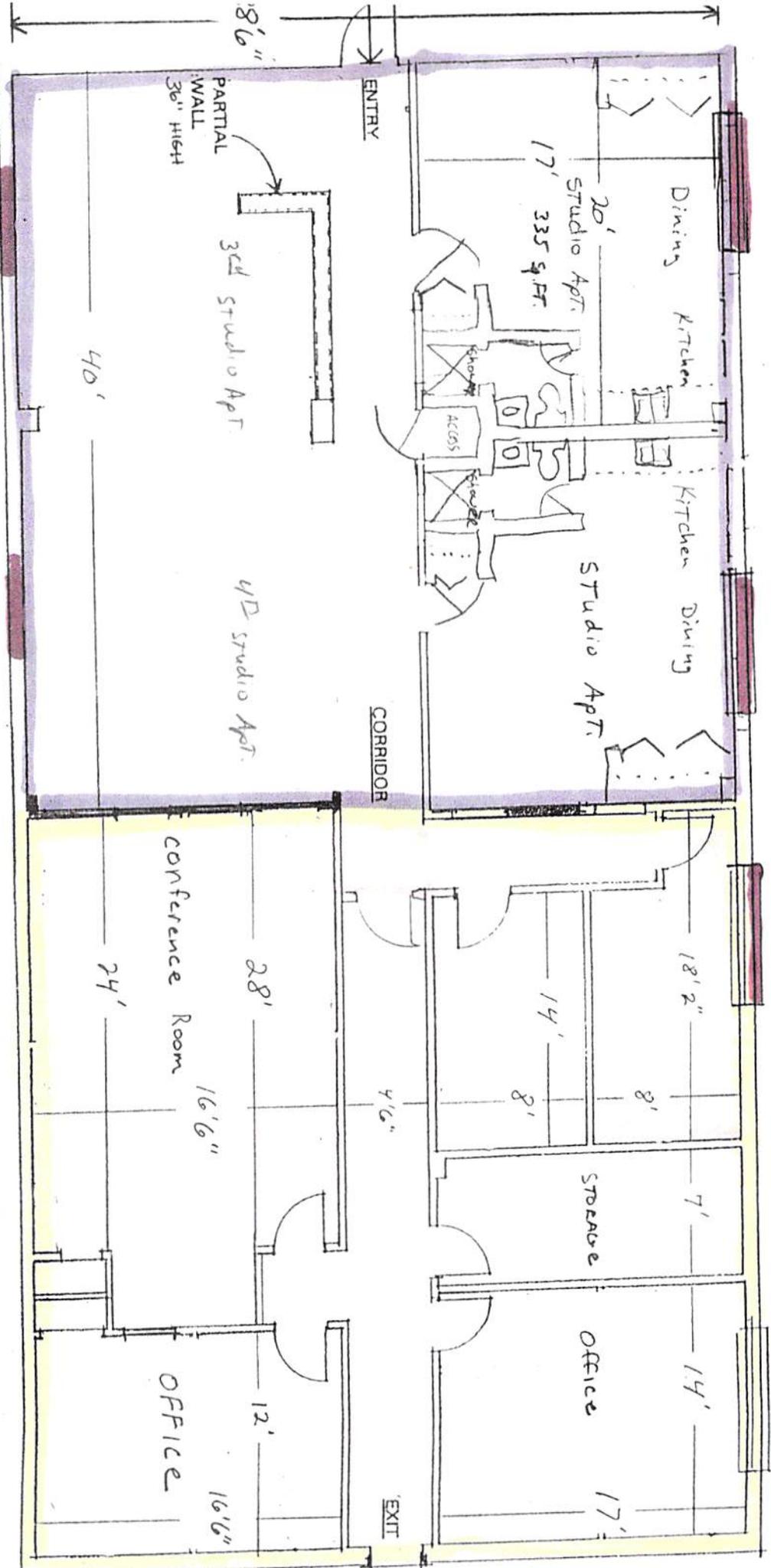


333 Buchner Place, 2nd & 3rd Levels

Proposed use of wing B

EXHIBIT C

81' Wing B



Suite B1

ADA Apts (4)

New Windows (5)

Exhibit B #3 incorporated into Suite B1

Current use  
of 2nd & 3rd floors

USE IN PLACE EXISTING  
SHELF LIFE LAYOUT

