

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):

Farnam Flats LLC - Spencer Schram
18106 Woolman Drive
Minnetonka, MN 55343

Owner of site (name and address):

Farnam Flats, LLC
18106 Woolman Drive
Minnetonka, MN 55343

Gundersen City of LaCrosse
Neighborhood Development Corporation
1900 South Ave
La Crosse, WI 54601

Address of subject premises:

1305 7th Street S
LaCrosse, WI 54601

Tax Parcel No.: 17-30012-61

Legal Description: Lots 157, 158, 159 and 172, Block 15, E.S. Smiths Addition
Located in the SW SW, Section 5, T15N-R/W
City of La Crosse, La Crosse County, Wisconsin

See attached CSM

PDD/TND: General Specific General & Specific

Zoning District Classification: TND - General

Proposed Zoning Classification: Traditional Neighborhood Development District - 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:

The parcel was site of public/semi-public area with tennis courts as well as a commercial building.
Both prior uses were removed to make way for redevelopment of the lot.

Property is Proposed to be Used For:

A 4 story mixed use retail commercial and residential building. Site will have an underground parking garage for residents. Access to retail will be at grade with the main entrances on Farnam Street.
All onsite parking and the access to the underground garage will be off of the public alley.

Proposed Rezoning is Necessary Because (Detailed Answer):

Required for mix used building plan. Building will have 46 apartment units and 3763 sq ft of commercial tenant space.


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

All properties are separated by either public streets or alleys. To the north are apartments in TND zone, to the south is a planned unit residential development. To the east and west is R-1 and one parcel to the east is zoned C-2 Commercial. The proposed mixed use is consistent with planned development.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
The proposed development matches the future zoning of the city's 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 me/us on the 9th day of September, 2019.

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.

SPENCER L. SCHRAM


(signature)

H + OFFICE 218-788-3280
MOB: 612-750-5975

(telephone)

9-16-2019

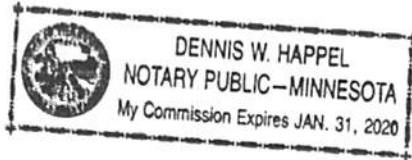
(date)

SSchram@arvig.net

(email)

Minnesota
STATE OF ~~WISCONSIN~~)
DISTRICT) ss.
COUNTY OF ~~LA CROSSE~~)

Personally appeared before me this 16 day of aug, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.




Notary Public
My Commission Expires: _____

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

Review was made on the 19th day of September, 2019.

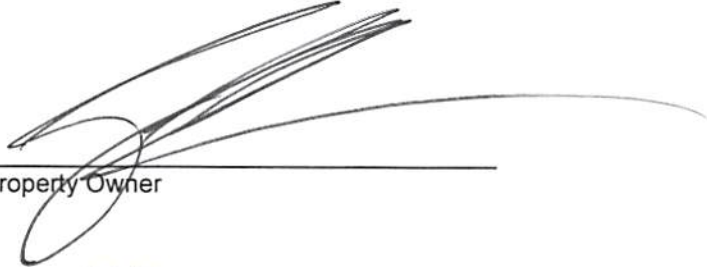
Signed:  Senior Planner.
Director of Planning & Development

AFFIDAVIT

STATE OF Minnesota)
) ss
COUNTY OF Ottentail)


The undersigned, Farnam Flats LLC - Spencer Schram, being duly sworn states:

1. That the undersigned is an adult resident of the City of Richville, State of Minnesota.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1305 7th St S.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



Property Owner

Subscribed and sworn to before me this 16 day of July, 2019.



Notary Public
My Commission expires _____.

