## 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):  BRIAN BENSON  310 WEST AVE. NO.
LA CROSSE, WI.
Owner of site (name and address):  BRIAN BENCH  SIGNATURE AVE. NO
Address of subject premises: 316,312,304,320 WEST AVE. NO.
Tax Parcel No.: 20216-140, 20217-10, 20259-40, 20216-130
Legal Description:
PDD/TND: Specific General & Specific
Zoning District Classification: 26 - Special Multiple & CI-Lucal Business
Proposed Zoning Classification: TND - Gunural
Is the property located in a floodway/floodplain zoning district?YesYes
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?
Property is Presently Used For:  STUDENT HOUSING & OFFICE
Property is Proposed to be Used For:  STUDENT HOUSING & OFFICE
Proposed Rezoning is Necessary Because (Detailed Answer):  EXISTING ZONING DOES NOT AUOW
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
THE NEW ZONING WILL MAINTAIN THE

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
LONG PANGE 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 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.
Brian D. Benson
Brian D. Berran (signature)  608 782-3776  (telephone)  (date)  Brian & Benson Management, C  (email)
BRIAN @ BENSON MANAGEMENT. C (email)
STATE OF WISCONSIN )
COUNTY OF LA CROSSE ) ss.
Personally appeared before me this
MARDI R PARKER Notory Public State of Wisconsin  MARDI R PARKER Notary Public My Commission Expires: 11/06/18
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 Safety 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, <u>BEFORE FILING</u> , HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.
Review was made on the day of December_, 20 Signed: Surjey Many

## **AFFIDAVIT**

STATE OF		) ) ss		. · ·			
COUNTY OF		)					
The sworn states:	undersigned,	BEIAN	Bengon		,	being	duly
1.	That the of LA C	undersigned	is an adult , State of	resident	of 	the	City
2.	That the un	dersigned is (on	e of the) legal own WEST AVE I	er(s) of the	proper	ty locate	ed at <b>T.</b>
3.			dersigned authorizes tl ment (circle one) for sa		for a c	onditiona	ıl use
			Property Own	er B	<u>)</u> <u>0</u> Y Y	20r	_
Motar	ribed and sworr  Market  Public  Pummission expir	to before me this  Carke es 11/06/21	7 <sup>th</sup> day of <u>Dec</u>	<u>,</u> , 20 <u>/</u> 8			
				MARDI R PAR Notary Publ State of Wisco	KER lic	7	<b>)</b>



Benson Properties proposes to construct a multi-purpose building on the site of 304,312,316 and 326 West avenue north. The building shall consist of 22 student housing units and 1900 sf of office area. The mix of units will consist of 10 three bedroom units, 10 two bedroom units, 2 one bedroom units and the management offices of Benson Properties. The project will require 58 on site parking spaces.

The existing properties are currently used for student housing but are in need of extensive repairs. The proposed building will present an attractive façade to West avenue, meet all the City Multi-Family housing standards, comply with State Building Codes, manage the site storm water and incorporate substantial landscaping and site lighting.

The proposed zoning change is in compliance with the long range plan for the City. With the replacement of older building stock, a building that fits with the existing two new buildings on the block and a substantial increase in tax base this is a win for La Crosse.

We are available to answer any questions concerning this project.

**BENSON PROPERTIES** 

Brian Berson

**BRIAN BENSON** 

## MUNICIPAL CODE SECTION 115-156 2 (a) 1-12 ANSWERS

- Total area 34,800 sf, building area 8600 sf, 25% lot coverage. 22 housing units
   (1580 sf / unit) and 1900 sf of office area. City sewer and water will serve this project
- 2. Project cost including building, demolition, site work, and landscaping \$2,000,000.
- 3. Benson Properties shall be owner and managers of the project
- 4. No waivers will be required from the City.
- 5. Construction shall begin June 1, 2019.
- 6. See attached plan
- 7. See application sheet
- 8. The proposed development is the same use as adjacent properties.
- 9. The project is walking distance to the University and the amenities.
- 10. Soil composition is sandy loam with assumed bearing of 3000 psf
- 11. Existing topography is almost level.
  - 12. See attached plan.

This project completes the development of the entire block which is all owned by Benson Properties.