



November 4th, 2016

Dear City Council Members, Planning Commission Members and City Staff,

Please see the attached preliminary plan for the proposed redevelopment of the "La Crosse Chamber of Commerce Site" at 707-721 La Crosse St. The site is located on the corner of 7th & La Crosse Streets, is approximately .7 acres in size and comprised of sandy loam.

We are very excited about this project for downtown La Crosse! Our hope is to construct a Multifamily building with 24 to 36, high end apartments. It is our continued hope this project further spur the renaissance we are watching in Downtown La Crosse. This project will provide the housing opportunities our market demands, in direct alignment with the City's vision and plan.

We have met with the City of La Crosse Planning Department regarding this project. They are in full support as our proposal is in alignment with the City's Long Term Comprehensive plan. The site is currently zoned "C-2" Commercial and needs to be rezoned "PUD" Planned Unit Development for our proposed redevelopment. Our proposed design also meets with the intent of the City of La Crosse Multifamily Housing Standards. We will accommodate as much parking as possible on site and will have a shared parking agreement for additional parking offsite to meet city requirements.

We have offered to purchase the property, contingent upon the proposed rezoning and redevelopment plan approval by the City of La Crosse. Under the current owner's tenure, the structures on the property were razed and the site is "shovel ready". Our proposed redevelopment would provide a substantial increase in Property Tax revenue, bringing the parcel to its "Highest and Best Use". This project will likely cost in excess of three million dollars and we are hopeful for construction to commence in 2017.

In summary, we look forward to creating a new residential asset for the City of La Crosse. This location has wonderful proximity to both commercial and employment opportunities in the City, creating an excellent long term asset for the City of La Crosse. Our family is directly involved with the care and management of our rental property, we are not absentee landlords. We also believe in the growth of the City of La Crosse and we are willing to invest in its future! We hope you agree our proposal for redevelopment of this site would benefit the City of La Crosse. If you have questions and would like to talk about our proposal, I encourage you to reach out to me.

Most Sincerely,

A handwritten signature in blue ink, appearing to read 'N.A. Roush', is written over the typed name.

Nicholas A. Roush

President
Roush Rentals
1522 Winnebago St.
La Crosse, WI 54601
(608) 498-3333

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):

Nicholas A. Roush
1522 Winnebago St.
La Crosse, WI 54601

Owner of site (name and address):

La Crosse Area Chamber of Commerce
601 7th St. N
La Crosse, WI 54601

Address of subject premises:

707, 713 + 721 La Crosse St.
La Crosse, WI 54601

Tax Parcel No.: 17-20145-30, 17-20145-40, 17-20145-61

Legal Description: See Attached

PDD/TND: General Specific General & Specific

Zoning District Classification: C-2 Commercial

Proposed Zoning Classification: PDD-General

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:

See Attached

Property is Proposed to be Used For:

See Attached

Proposed Rezoning is Necessary Because (Detailed Answer):

See Attached

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

See Attached

OFFICE OF ECONOMIC DEVELOPMENT
CITY OF LAURENS

AGREEMENT TO SELL AND REDEVELOP PROPERTY
FOR ECONOMIC DEVELOPMENT PURPOSES

Property to be sold (Address):

1000 S. ...
Laurens, SC 29553

Owner of the property (Name and address):

1000 S. ...
Laurens, SC 29553

City of Laurens (Name and address):

1000 S. ...
Laurens, SC 29553

The total area of the property is approximately ...

... of the property is ...

... of the property is ...

... of the property is ...

... of the property is ...

... of the property is ...

... of the property is ...

... of the property is ...

... of the property is ...

... of the property is ...

See Attached

... of the property is ...

See Attached

... of the property is ...

See Attached

... of the property is ...

See Attached

Petitioner: Nicholas A. Roush, 1522 Winnebago St. La Crosse, WI 54601

Legal Descriptions:

- 707 La Crosse St.: T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOTS 1 & 2 BLOCK 11 EX E 45FT LOT SZ: 100.75X115.58
- 713 La Crosse St.: T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION E 45FT LOTS 1 & 2 BLOCK 11 & W1/2 VAC ALLEY ADJ ON E LN PER RESL DOC NO. 1458163
- 721 La Crosse St.: T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOTS 11 & 12 EX E 50FT BLOCK 11 & INCL E1/2 VAC ALLEY ADJ ON W LN PER RESL DOC NO. 1458163

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 a new 24-36 unit “Multifamily Housing” building.
- We feel this location provides excellent accessibility to downtown La Crosse, making it financially viable and providing long term sustainability.

Proposed Rezoning is Necessary Because:

- Currently the property is zoned C-2Commercial, which does not allow for the type of building and use we are proposing.

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 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.

Proposed Rezoning will not be Detrimental to the City’s Long Range Comprehensive Plan Goals, Objectives, Actions and Policies because:

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

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

See Attached

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 _____

Property is currently under contract of offer to purchase, pending re-zoning

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.

Vicki Markussen

(signature)

608-784-4880

(telephone)

11/4/16

(date)

vicki@lacrossechamber.com

(email)

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

Personally appeared before me this 4th day of NOVEMBER, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]

Notary Public

My Commission Expires: 3-13-2020

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

Review was made on the 4th day of November, 2016

Signed: [Signature], Senior Planner
Director of Planning & Development