

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Ari Kolas Hamilton Real Estate Group 4057 28th ST NW Rochester MN 55901

Owner of site (name and address):

Family and Childrens Center INC 1707 Main Street LaCrosse

Address of subject premises:

1707 Main Street LaCrosse

Tax Parcel No.: 17-20231-080

Legal Description (must be a recordable legal description; see Requirements):

Lots 9,10,11,12,13,14, and 15 EXCEPT the East 16.4 Feet of Said Lot 15, all in Block 24 of Metzger & Funk's Addition to the city of La Crosse, La Crosse County Wisconsin

Zoning District Classification: Commercial -C2

Proposed Zoning Classification: R6-Special Multiple

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 Rezoning consistent with the policies of the Comprehensive Plan?  Yes  No

Property is Presently Used For:

The Building is Vacant as of September 1st. Previously it was Office space for Family and Children's Center INC.

Property is Proposed to be Used For:

We will renovate the interior of the building and create a mix of Studio,1-,2-, and 3-bedroom Market Rate Apartments

Proposed Rezoning is Necessary Because (Detailed Answer):

It is currently zoned for Office use and we would like to create a mix of Studio,1-,2-, and 3-bedroom Market Rate Apartments

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

See attached Documents

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

See attached Documents



**Proposed Zoning will not be detrimental:** We will reuse, renovate and reinvigorate a historic building and create a well-managed Market Rate apartment of roughly 41 units with 96 onsite parking spots. We do not anticipate a need for street parking. INH/Hamilton Management is a large regional manager with over 1600 apartment units under management. Hamilton Real Estate as the Lead Developer will create and the INH/Hamilton management team will maintain a safe, inviting environment with strict standards of conduct, appearance and overall management. We will not be changing the exterior look, uses and aesthetics. We will not be adding or requesting any additional easements, or public right of way.

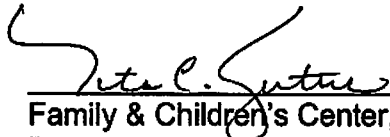
**Proposed Rezoning Not Detrimental to Long Term Comp plan:** All reports and market studies indicate a strong need for quality market rate apartments and housing. This is a housing type that will free up single family homes for families. We will have over 90 parking spots on site. We will repurpose this beautiful historic building and give it new life which will energize the neighborhood while maintaining the unique character of the surrounding areas. This project will add to the sustainable goals of the master plan by saving a historic building and not changing the overall flavor of the neighborhood. We will have a mix of Studios, 1, 2 and 3 bedroom apartments in price points ranging from \$950-\$1600 monthly. This will be an apartment open to all residents of LaCrosse—not just students. We will not be changing the exterior look or access points. We will not be adding or requesting any additional easements, or public right of way. This site is accessible to all residents due to its proximity to bike and bus routes. A portion of the units will be ADA compatible and accessible.

**AFFIDAVIT**


STATE OF WISCONSIN            )  
  ) ss  
COUNTY OF LA CROSSE        )

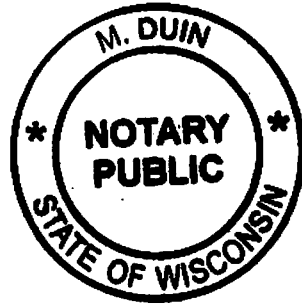
The undersigned, **Tita Yutuc**, being duly sworn states:

1. That the undersigned is an adult resident of the City of LaCrosse, State of Wisconsin.
2. That the undersigned is an officer of Family & Children's Center, Inc. who is the legal owner of the property located at 1707 Main Street, La Crosse, Wisconsin.
3. By signing this Affidavit, the undersigned, on behalf of the owner of the property, authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

  
\_\_\_\_\_  
Family & Children's Center, Inc.  
By: Tita Yutuc  
Title: President/CEO

**SUBSCRIBED and SWORN** to before me  
this 3<sup>rd</sup> day of December, 2024.

  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission expires: 5.25.2027





Roncalli Newman  
Catholic Church