

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Nick Roush - Roush Rentals
1522 Winnebago St.
La Crosse, WI 54601

Owner of site (name and address):

Sunset 16 LLC - Current
Roush Rentals - Upon Approval

Address of subject premises:

3004 Gillette St. (3 parcels)

Tax Parcel No.: 17-10286-190, 183 & 210

Legal Description:

SEE ATTACHED

Zoning District Classification: ~~Q~~ PUD General

Proposed Zoning Classification: PUD 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 Rezoning 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

CITY OF LA CROSSE, WI

General Billing - 134012 - 2016

002623-0021 Amber W. 03/04/2016 03:51PM

5670 - ROUSH, NICK

Payment Amount:

700.00

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

Sec 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 _____, _____.

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.

Chm J Weiss

(signature)

608 7801084

(telephone)

3/4/2016

(date)

CTweiss¹⁹⁶⁷@gmail.com

(email)

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

Personally appeared before me this 4 day of March, 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: Permanent

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

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

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

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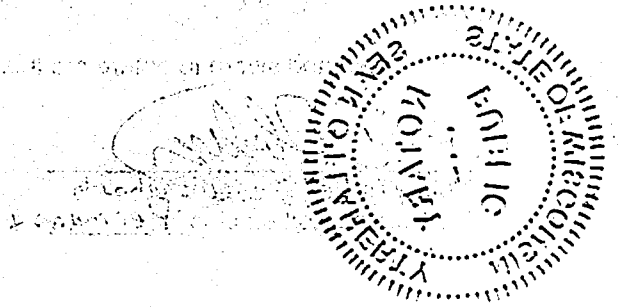
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Faint, illegible text

Handwritten signature

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

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 two (16) Unit “Multifamily” buildings.
- We feel this location provides excellent accessibility to the greater La Crosse area. As such, should help the project be financially viable and provide long term sustainability.

Proposed Rezoning is Necessary Because:

- Currently the property is zoned PDD General through the previous re-zoning process. The type of redevelopment we are proposing requires the property be zoned “PDD Specific”

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 PDD zoning at 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:

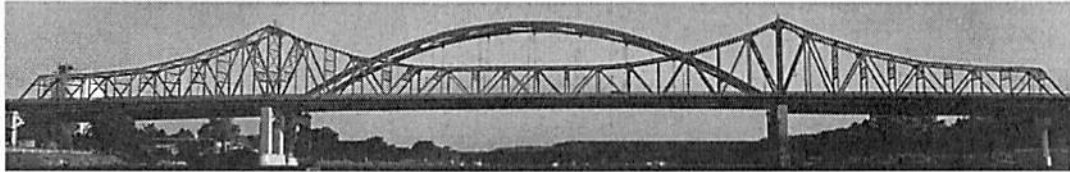
- The proposed project is in alignment with the City’s Long Range Comprehensive Plan Goals as set forth by the La Crosse Planning Department.

“Specific Comprehensive Development Plan” Items

1. All Items Addresses In Submitted Site Plan
2. All Boundaries and Descriptions on Attached Site Survey
3. The Land Is Surrounded by
 - a. (2) Residential Properties to the South and East. One in the City of La Crosse and the other in the Town of Medary.
 - b. The North and West Borders are adjoining commercial property
4. Public and Private roads are shown on the Submitted Site Plan
5. All Buildings and Locations are detailed on the submitted Site Plan
6. All Facilities are detailed on the submitted Site Plan
7. All Signage is detailed on the submitted Site Plan
8. All Landscaping is detailed on the submitted Landscape & Lighting plan
9. All architectural plans are submitted
10. All utility locations are noted on the submitted Site Plan
11. All private utilities are noted on the submitted Site Plan
12. All Soils are noted on the Submitted Storm Water Control Plan
13. All topography is noted on the submitted Site Plan
14. Adjacent land uses are noted on the Submitted Site Plan – Existing Roads
15. Our plan is construct all buildings in a single phase
16. No Restrictive covenants as all property is retained by developer
17. Erosion Control plan is noted on the Submitted Site Plan
18. No additional conditions are noted

Item d “Additional Material”

1.
 - i. The development plans for (32) dwelling units, each with (2) bedrooms. The site is 1.31 Acres in size. Density is 24.4 units per Acre
 - ii. City of La Crosse Ordinances and Multifamily Housing Standards addressing all site concerns have been addressed in the approved Multifamily Design Review process and the submitted plans.



[Parcel Search](#) | [Permit Search](#)

STATE ROAD 16 LA CROSSE

[Print View](#)

Parcel: 17-10286-210 Internal ID: 60733
Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-10286-210
Internal ID: 60733
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.740
Township: 16
Range: 07
Section: 21
Qtr.: NE-SE

Parcel
Taxes
Outstanding Taxes
Assessments
Deeds
Permits
History

Legal Description:

CERTIFIED SURVEY MAP NO. 112 VOL 12 LOT 2

Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
STATE ROAD 16	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
SUNSET 16 LLC	Owner	1718 STATE ROAD 16	LA CROSSE	WI	54601

Districts:

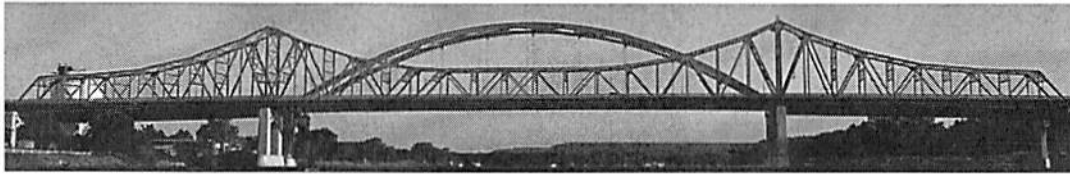
<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 2
2012 + VOTING WARDS	2012+ Ward 3
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601

Lottery Tax Information

Lottery Credits Claimed: 0
Lottery Credit Application Date:


[Parcel Search](#) | [Permit Search](#)

3004 GILLETTE ST LA CROSSE

Print View

Parcel: 17-10286-180 Internal ID: 27071
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-10286-180
 Internal ID: 27071
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.387
 Township: 16
 Range: 07
 Section: 21
 Qtr: NE-SE

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

SEC 21-16-7 GOVT LOT 6 (NE-SE) AS FOLWS: COM AT IN SCTN OF N/L OF GOVT LOT 6 AND C/L OF HWY 16 TH SWLY ALG SD C/L 43.75 FT TH E 80 FT TO POB: TH S10D20MW 153 FT TH E 117.5 FT TH N 153 FT TO S/L OF GILLETTE ST TH W ALG SD S/L 100 FT +/- TO POB LOT SZ: 16639 SF

Property Addresses:

Street Address	City(Postal)
3004 GILLETTE ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
SUNSET 16 LLC	Owner	1718 STATE ROAD 16	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 2
2012 + VOTING WARDS	2012+ Ward 3
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	VACANT LOT

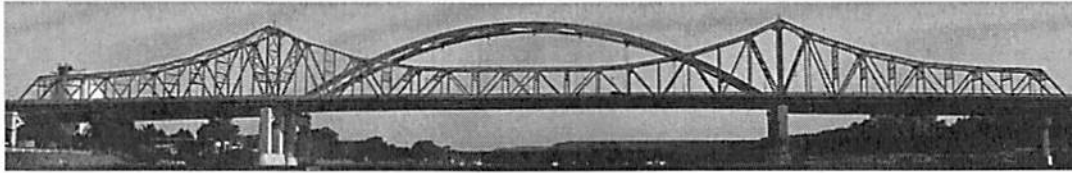
Lottery Tax Information ⓘ

Lottery Credits Claimed: 0
 Lottery Credit Application Date:



La Crosse County

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GILLETTE ST LA CROSSE

[Print View](#)

Parcel: 17-10286-183 Internal ID: 61052
Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-10286-183
Internal ID: 61052
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.190
Township: 16
Range: 07
Section: 21
Qtr: NE-SE

Parcel
Taxes
Outstanding Taxes
Assessments
Deeds
Permits
History

Legal Description:

CERTIFIED SURVEY MAP NO. 113 VOL 12 OUTLOT 1 & PRT LOT 1 BEG NW COR LOT 1 E ALG N LN 30FT SLY TO SW COR LOT 1 NLY ALG WLY LN LOT 1 TO POB

Property Addresses:

Street Address	City(Postal)
GILLETTE ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
SUNSET 16 LLC	Owner	1718 STATE ROAD 16	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 2
2012 + VOTING WARDS	2012+ Ward 3
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601

Lottery Tax Information ⓘ

Lottery Credits Claimed: 0
Lottery Credit Application Date:

La Crosse County Land Records Information
(Ver: 2016.1.28.0)

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