

119924

PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Nicholas Roush
1522 Winnebago St. LaCrosse, WI 54601

Owner of site (name and address):

Nicholas Roush
1522 Winnebago St. LaCrosse, WI 54601

Address of subject premises:

1025 + 1031 Green Bay St.

Tax Parcel No.:

30039-30 + 30039-40

Legal Description:

See Attached

PDD/TND:

General Specific General & Specific

Zoning District Classification:

TND General

Proposed Zoning Classification:

TND 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:

See Attached - A

Property is Proposed to be Used For:

See Attached - B

Proposed Rezoning is Necessary Because (Detailed Answer):

See Attached - C



Payment Amount:

\$00.00

CITY OF LA CROSSE, WI
General Billing - 119924 - 2014
001055-0008 Amber W., 09/05/2014 03:05PM
10459 - DMC HOLDINGS LLC

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

See Attached - D

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

See Attached - E

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 26th day of June, 2012.

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.

(signature)

(608) 498-3333

(telephone)

9/5/14

(date)

hroush@mastershvac.com

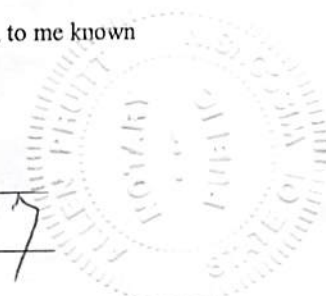
(email)

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

Personally appeared before me this 5th day of September, 2014, 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: 11/17/2017



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 & Inspections Department to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 15.16(E)(1) of the 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 5th day of September, 2014

Signed: Senior planner, Director of Planning & Development

September 5, 2014

To Whom it May Concern,

Please see the attached plan for the proposed redevelopment of the 1025 & 1031 Green Bay St. site. We are very excited about this project as it presents a great opportunity to improve both the Powell Poage Hamilton Neighborhood and the Green Bay St. corridor. Our hope is to construct eight, high end apartment units, two bedrooms each, with garages. The target tenant for these residences will hopefully live and work in the Powell Poage Hamilton neighborhood. The proposed site makes it an ideal location for employees of Gundersen Health System, Mayo Clinic Health System and many other neighboring businesses.

We have met extensively with the City Planning Dept. regarding this project. Based on our discussions, our proposal is in alignment with the City's long term plans laid out in the Joint PPH Neighborhood – Campus Plan. The representatives in the planning department explained that our proposed site was rezoned TND (Traditional Neighborhood District) as part of the PPH Plan, for the express purpose of incentivizing the type of redevelopment we are proposing.

Currently the site is comprised of two separate city lots, 1031 & 1025 Green Bay, which would be combined in our plan. We currently own the empty lot at 1031 Green Bay St. Under the previous owner's tenure, the 1031 site had a house condemned and razed. We purchased the lot for the express purpose of redevelopment into multifamily housing. We have offered to purchase the property at 1025 Green Bay St. contingent upon City approval of the proposed redevelopment. Today, the site at 1025 Green Bay has an abandoned single family home in severe disrepair.

Our proposed design for the property meets with the intent of the Multifamily Housing Standards for the City of La Crosse. We have provided a parking space for each bedroom, site storm water retention, multiple architectural elements and exceed the required green space. We are asking for consideration of how we are providing the recreation space and also landscape plan approval. For the recreational space, instead of providing it "on grade", the first floor units have patios and the second floor units have decks, each 8' x 10' in size and private to each unit. With regard to the Landscaping Plan, we are asking that a local nursery be able to provide the plan, still meeting the requirements of the City Multifamily Housing Standards.

In summary, I was born and raised in La Crosse, and continue to live in the heart of the city. Our family is directly involved with the care of our rental property, we are not absentee landlords. We believe in the revitalization of the PPH Neighborhood and we are willing to invest in its future! We hope you agree our proposal for redevelopment of this site would constitute a significant improvement to the area. If you have questions and would like to talk about our proposal, I encourage you to reach out to me. I'll do my best to explain and help answer your questions.

Most Sincerely,



Nicholas A. Roush
1522 Winnebago St.
La Crosse, WI 54602
(608) 498-3333

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

A- Property is Presently Used For;

- **1025 Green Bay is currently an abandoned single family home in severe disrepair. Our purchase of this property depends on the City approval of the proposed Rezoning and redevelopment.**
- **1031 Green Bay is currently an empty lot where a previously condemned house was razed. I currently own this property. The property was purchased for the purpose of the proposed redevelopment.B**

B- Property is proposed to be used for:

- **The proposed use is to raze the run down house on 1025 Green Bay and combine the two city lots (1025 & 1031) for the purpose of redevelopment. Our plan is construct (8) two bedroom, high end apartments with garages. The target tenant for these residences will hopefully live and work in the Powell Poage Hamilton neighborhood. The proximity of the proposed site makes it an ideal location for employees of both Gundersen Health System and Mayo Clinic Health System.**

C- Proposed Rezoning is Necessary Because:

- **Currently the property is zones TND General. In order to move forward with redevelopment we need TND Specific approval of the planned redevelopment.**

D- Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because:

- **The proposed rezoning will actually provide for a huge improvement to the PPH Neighborhood and Public Welfare. Unfortunately, the current structure at 1025 Green Bay has fallen into extremely poor repair. It is a source of blight on an otherwise very nice city block. The new proposed development would beautify the block and present a great improvement to the housing currently on the site. Both the Powell Poage Hamilton Neighborhood and the Green Bay Street corridor will be improved. The proposed redevelopment will also constitute a substantial increase in the value of the property, raising tax revenue for the City & County.**

E- 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 Powell Poage Hamilton Neighborhood - Campus Plan. This area was rezoned TND as part of the PPH plan for the purpose of incentivizing the type of redevelopment we are proposing.**

Mailing Address

NICHOLAS A ROUSH
1522 WINNEBAGO ST
LA CROSSE WI 54601-4918

Computer Number: 17-30039-40
Municipality: City of La Crosse
Property Internal Id: 31072
Parcel Pin:
Property Address: 1031 GREEN BAY ST
School District: 2849 - LA CROSSE SCHOOL

Section: Township: Range: Qtr Qtr:
08 15 07 21
Total Acreage: 0.149

Edit Property

Audit Report

Parcel Sheet

Initial Tax Year: 1997

Final Tax Year: 0

Taxable Current Year History

Change Indicator: No Change

Owners	Property Addresses	Districts	Assessed Values	Notes	Property and General Codes	Legal Description	Register of Deeds	History	Taxes
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Edit

View Audit Log

SOUTH SIDE ADDITION LOT 6 ^
BLOCK 2 LOT SZ: 53.3 X
122

Mailing Address

LINDA S FITCH
1421 15TH ST S
LA CROSSE WI 54601-5652

Computer Number: 17-30039-30 Section: Township: Range: Qtr Qtr:
Municipality: City of La Crosse 08 15 07 21
Property Internal Id: 31071 Total Acreage: 0.149
Parcel Pin:
Property Address: 1025 GREEN BAY ST
School District: 2849 - LA CROSSE SCHOOL

Edit Property

Audit Report

Parcel Sheet

Initial Tax Year: 1997

Final Tax Year: 0

Taxable Current Year History

Change Indicator: No Change

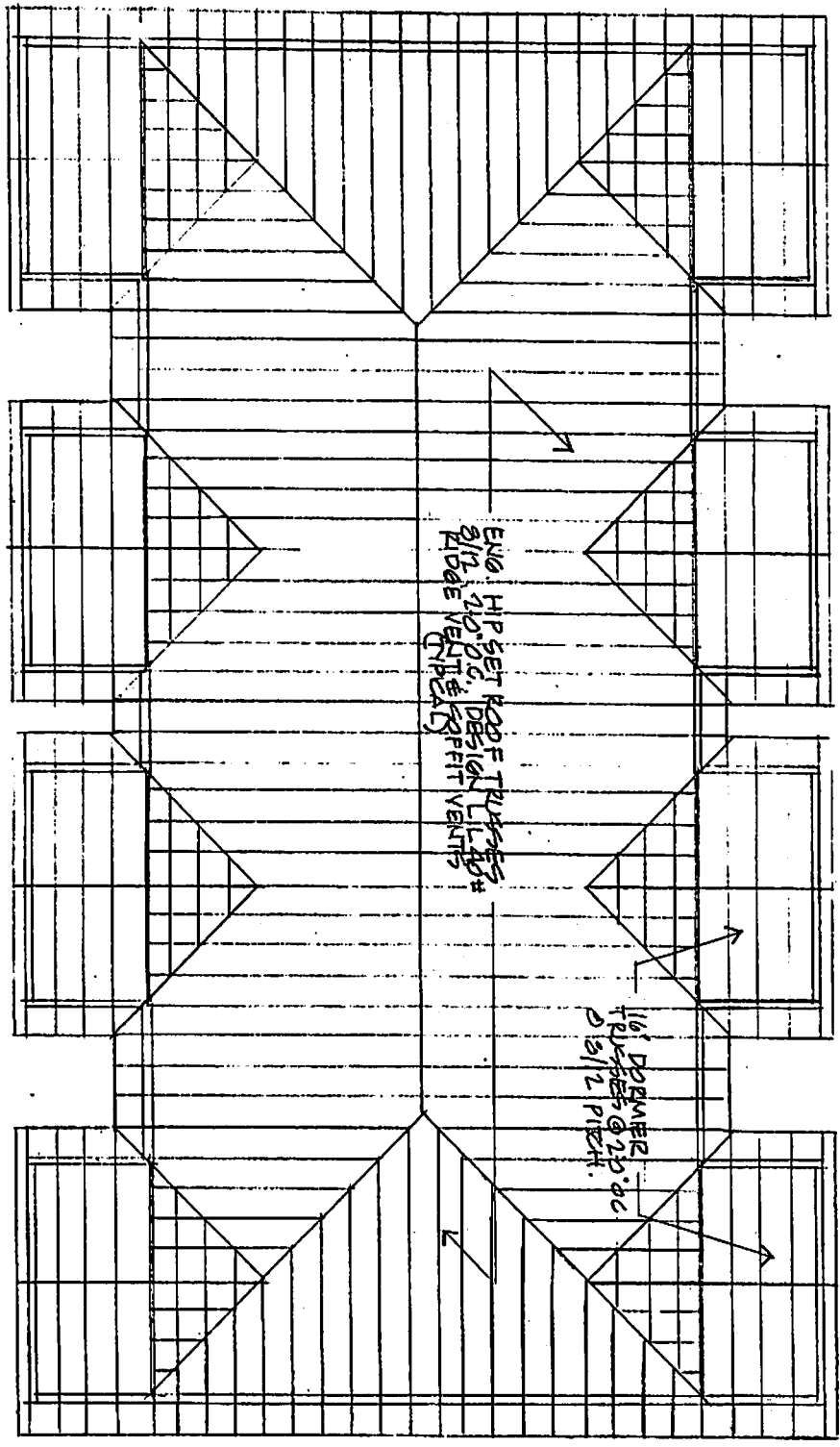
Owners Property Addresses Districts Assessed Values Notes Property and General Codes Legal Description Register of Deeds History Taxes

Edit

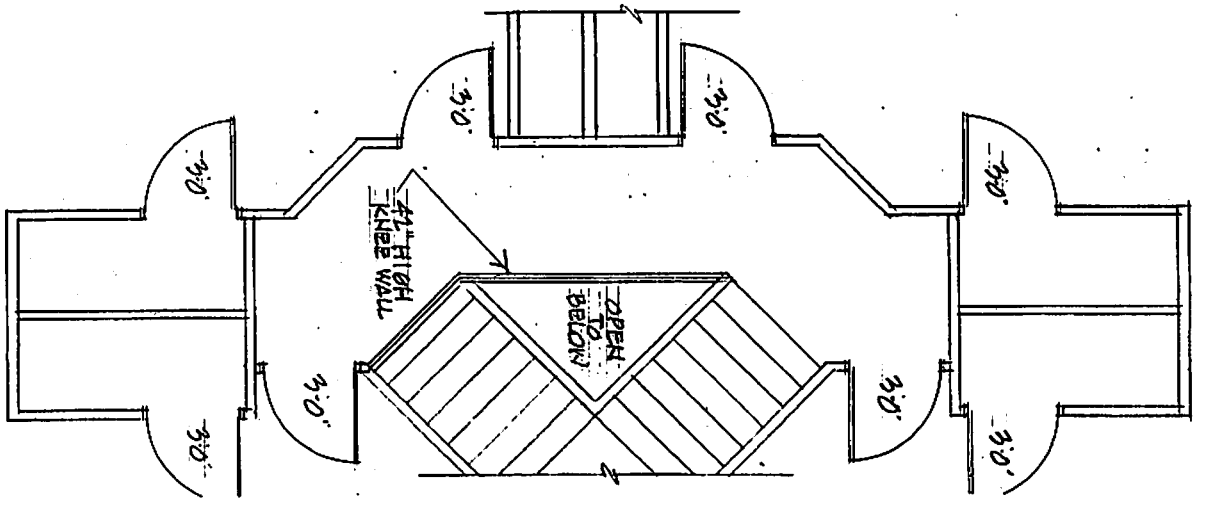
View Audit Log

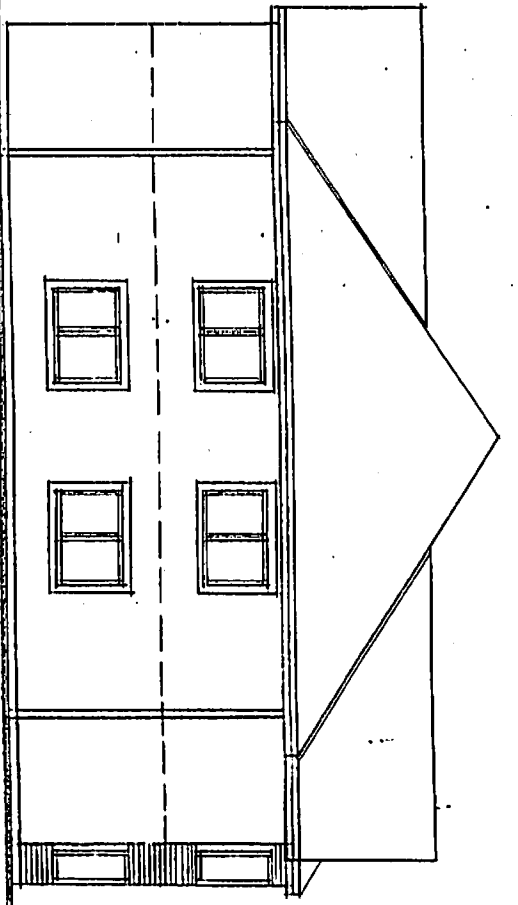
SOUTH SIDE ADDITION LOT 5
BLOCK 2 LOT SZ: 53.3 X
122

ROOF FRAMING PLAN
112'-1.7"

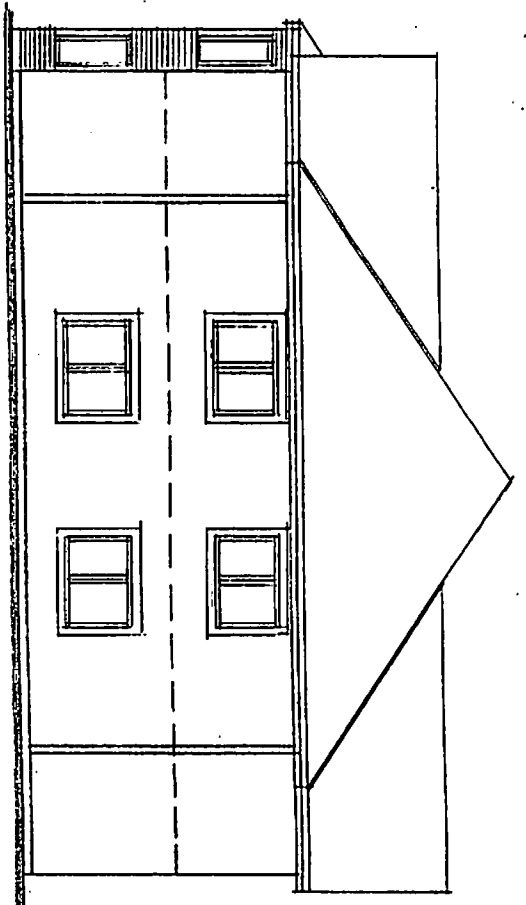


SECOND FLOOR LOBBY
112'-1.7"

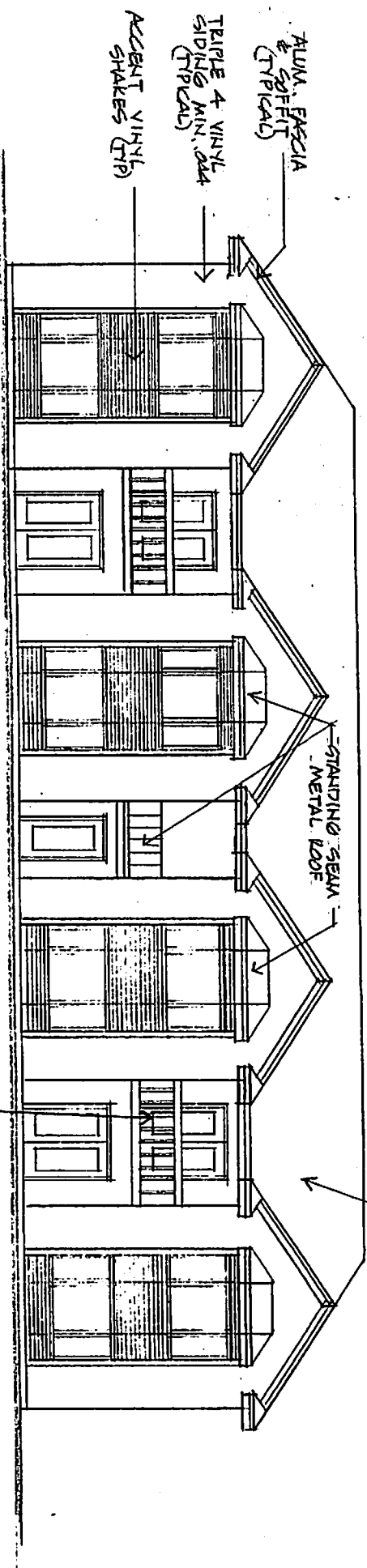




WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



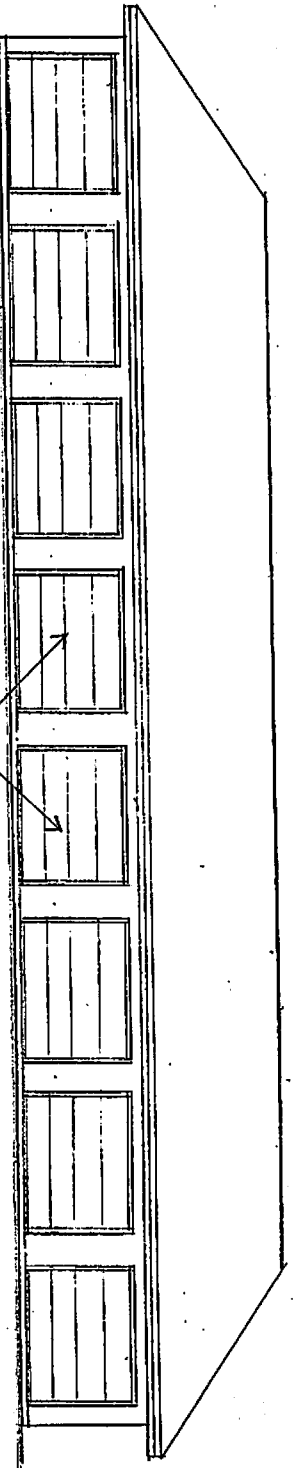
SOUTH ELEVATION
1/8" = 1'-0"

7x6 TR. PALL @ 42"
ABOVE DECK W/ 2x2
TR. SPINDLES @ 4'0" C.

30 YEAR TEXTURED
FIBERGLASS SHINGLE
(TYPICAL)

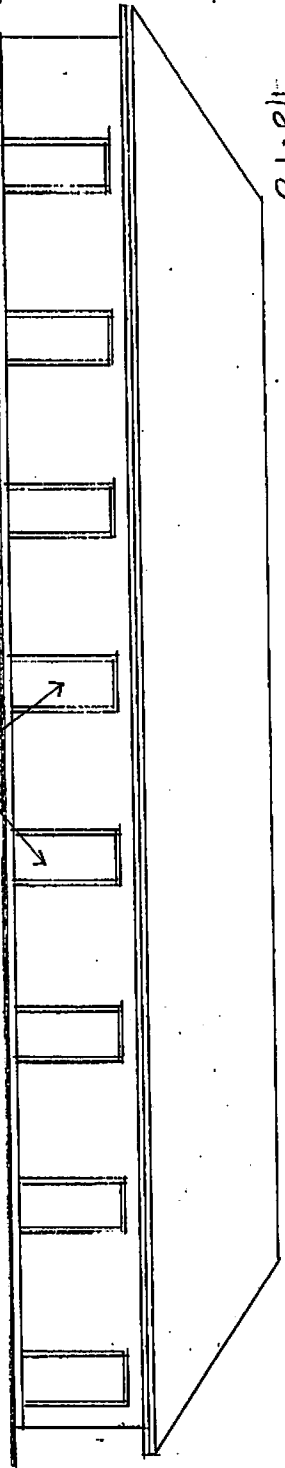
STANDING SEAM
METAL ROOF

NORTH GARAGE ELEV.
1/8" = 1'-0"



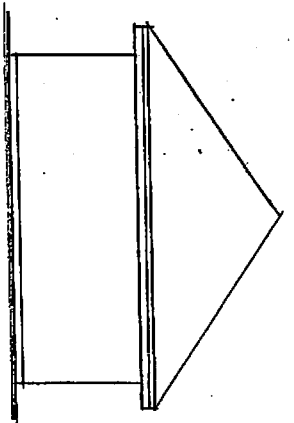
9'-0" x 7'-0" INSUL.
D.H. GARAGE DOORS

SOUTH GARAGE ELEV.
1/8" = 1'-0"

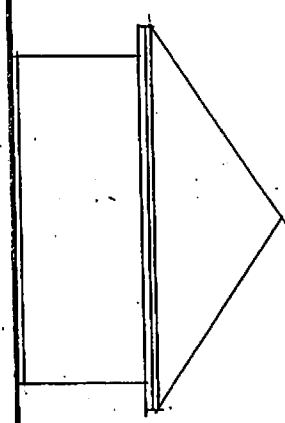


9'-0" x 7'-0" INSUL.
D.H. GARAGE DOORS

EAST GARAGE ELEV.
1/8" = 1'-0"



WEST GARAGE ELEV.
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

