

17-1294

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):

School House Properties LLC P O BOX 609, La Crosse WI Marvin Wanders,
State & West LLC P O BOX 609, La Crosse WI 54602-0609

Owner of site (name and address):

SAME AS ABOVE

Address of subject premises:

See Attached tax bills of petition
303 & 307 N21st St La Crosse WI 54601

Tax Parcel No.: 17-20058-70,17-20058-60, 17-20058-50,17-20058-40,17-20058-10,17-20058-100

Legal Description: See Attached Tax Bills

PDD/TND: _____ General Specific _____ General & Specific

Zoning District Classification: R1-Single Family

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:

Rental Housing

Payment Amount: 700.00

Property is Proposed to be Used For:

Rental Housing

004062-0073 Term Fo... 09/08/2017 04:54PM

General Billing - 151417 - 2017

CITY OF LA CROSSE, WI

Proposed Rezoning is Necessary Because (Detailed Answer):

Denisity and to meet the objectives of the comprehensive plan. Multiple buildings on one lot


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

Same Use Housing

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
Rezoning accomplishes the objectives as identified by the comprehensive 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 _____ Multiple properties purchased _____, over 10 yrs.

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)

608-317-4678 _____ 09-08-2017
(telephone) (date)

marvin@threesixty.bz
(email)

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

Personally appeared before me this 8th day of September, 2017, 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: 10/27/2021

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 8th day of September, 2017.

Signed: 

Director of Planning & Development

City Hall
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

STATE OF WISCONSIN
PROPERTY TAX BILL
 La Crosse County
 City of LaCrosse

2016 Real Estate
 Bill Number 4282



Correspondence should refer to Tax Parcel 17-20058-70

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

33-16 N-07 Acres 0.078 Document No 1515123
 2008 CAMPBELL RD
 FIRST ADDN TO SPIERS ADDN NW LY 70 FT LOT 7 BLOCK 2 LOT
 S Z: 50 X 70

ET AL, THREE SIXTY REAL ESTATE SOLUTIONS LLC
 STATE & WEST LLC
 1243 BADGER ST
 LA CROSSE WI 54601-3537

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value	0.029096398	
22,400	50,500	72,900	0	91.6569215	Rate (Does NOT reflect credit)		
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit	A Star in this box means unpaid prior year taxes		
24,400	55,100	79,500	0	151.36			
Taxing Jurisdiction		2015	2016	2015	2016	% Tax Change	Net Property Tax
		Est. State Aids	Est. State Aids	Net Tax	Net Tax		
		Allocated Tax Dist	Allocated Tax Dist				
STATE OF WISCONSIN		0.00	0.00	13.20	13.50	2.30	Sidewalks 95.66
La Crosse County		2,036,946.00	1,985,606.00	285.53	291.35	2.00	
Local Municipality		13,121,875.00	13,075,402.00	892.08	895.86	0.40	
LA CROSSE SCHOOL		28,611,521.00	29,844,884.00	809.89	795.69	-1.80	
WTC		3,745,307.00	3,455,336.00	122.69	124.74	1.70	
		Total	2,123.39	2,121.14	-0.10		
		First Dollar Credit	80.38	79.79	-0.70		
		Lottery Credit	0.00	0.00	0.00		
		Net Property Tax	2,043.01	2,041.35	-0.10		

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes Applied to Property	Year Increase Ends

On or prior to 07/31/17
 Make Check Payable to:
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

Total Due For Full Payment	
Pay By 01/31/17	2,137.01
Installment Options	
DUE DATE	AMOUNT
01/31/17	605.99
03/31/17	510.34
05/31/17	510.34
07/31/17	510.34

To receive receipt, enclose a self-addressed stamped envelope
 All payments can be seen at www.lacrossecounty.org

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time. See reverse.

REMIT THIS WITH PAYMENT

2016 Real Estate Bill Number 4282
 Correspondence should refer to number
 Tax Parcel 17-20058-70

To: **City Hall**
La Crosse City Treasurer
400 LA CROSSE ST
LA CROSSE WI 54601-3396

City of LaCrosse
 2008 CAMPBELL RD
 FIRST ADDN TO SPIERS ADDN NW

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

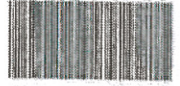
DUE DATE	AMOUNT
01/31/17	605.99
03/31/17	510.34
05/31/17	510.34
07/31/17	510.34

ET AL, THREE SIXTY REAL ESTATE SOLUTIONS LLC
 STATE & WEST LLC
 1243 BADGER ST
 LA CROSSE WI 54601-3537



STATE OF WISCONSIN
PROPERTY TAX BILL
La Crosse County
City of LaCrosse

2016 Real Estate
Bill Number 4281



Correspondence should refer to Tax Parcel 17-20058-60

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33-16 N-07 Acres 0.160 Document No 1388047
 2012 CAMPBELL RD
 FIRST ADDN TO SPIERS ADDN LO T 6 BLOCK 2 LOT SZ: 50 X 140

SCHOOL HOUSE PROPERTIES LLC
 C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC
 PO BOX 609
 LA CROSSE WI 54602-0609

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value	
29,400	70,900	100,300	0	91.6569215	0.029096398	
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit	Rate (Does NOT reflect credit)	
32,100	77,400	109,500	0	208.26	A Star in this box means unpaid prior year taxes	
Taxing Jurisdiction	2015	2016	2015	2016	% Tax Change	Net Property Tax
	Est. State Aids Allocated Tax Dist	Est. State Aids Allocated Tax Dist	Net Tax	Net Tax		
STATE OF WISCONSIN	0.00	0.00	18.16	18.57	2.30	2,838.58
La Crosse County	2,036,946.00	1,985,806.00	392.84	400.85	2.00	
Local Municipality	13,121,875.00	13,075,402.00	1,227.37	1,232.57	0.40	
LA CROSSE SCHOOL	28,611,521.00	29,844,884.00	1,114.29	1,094.76	-1.80	
WTC	3,745,307.00	3,455,336.00	168.81	171.62	1.70	
	Total		2,921.47	2,918.37	-0.10	
		First Dollar Credit	80.38	79.79	-0.70	
		Lottery Credit	0.00	0.00	0.00	
		Net Property Tax	2,841.09	2,838.58	-0.10	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Applied to Property	Year Increase Ends

On or prior to 07/31/17
 Make Check Payable to:
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

Total Due For Full Payment	
Pay By 01/31/17	2,838.58
Installment Options	
DUE DATE	AMOUNT
01/31/17	709.63
03/31/17	709.65
05/31/17	709.65
07/31/17	709.65

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2016 Real Estate Bill Number 4281

Correspondence should refer to number
Tax Parcel 17-20058-60

City of LaCrosse
 2012 CAMPBELL RD
 FIRST ADDN TO SPIERS ADDN LO

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/17	709.63
03/31/17	709.65
05/31/17	709.65
07/31/17	709.65

SCHOOL HOUSE PROPERTIES LLC
 C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC
 PO BOX 609
 LA CROSSE WI 54602-0609



**STATE OF WISCONSIN
PROPERTY TAX BILL
La Crosse County
City of LaCrosse**

**2016 Real Estate
Bill Number 4280**



Correspondence should refer to Tax Parcel 17-20058-50

IMPORTANT: See reverse side for important Information.

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33-16 N-07 Acres 0.160 Document No 1388047
2018 CAMPBELL RD
FIRST ADDN TO SPIERS ADDN LO T 5 BLOCK 2 LOT SZ: 50 X 140

SCHOOL HOUSE PROPERTIES LLC
C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC
PO BOX 609
LA CROSSE WI 54602-0609

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Avg. Assmt. Ratio	Net Assessed Value
29,400	82,300	111,700	0	91.6569215	0.029096998
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit	Rate (Does NOT reflect credit)
32,100	89,800	121,900	0	231.93	A Star in this box means unpaid prior year taxes
Taxing Jurisdiction	2015	2016	2015	2016	% Tax
	Est. State Aids	Est. State Aids	Net Tax	Net Tax	Change
	Allocated Tax Dist	Allocated Tax Dist			
STATE OF WISCONSIN	0.00	0.00	20.23	20.68	2.20
La Crosse County	2,036,946.00	1,985,608.00	437.49	446.41	2.00
Local Municipality	13,121,875.00	13,075,402.00	1,366.87	1,372.66	0.40
LA CROSSE SCHOOL	28,611,521.00	29,844,884.00	1,240.94	1,219.18	-1.80
WTC	3,745,307.00	3,455,336.00	187.99	191.13	1.70
		Total	3,253.52	3,250.06	-0.10
		First Dollar Credit	80.38	79.79	-0.70
		Lottory Credit	0.00	0.00	0.00
		Net Property Tax	3,173.14	3,170.27	-0.10

Net Property Tax 3,170.27
Sidewalks 79.80

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes Applied to Property	Year Increase Ends

On or prior to 07/31/17
Make Check Payable to:
La Crosse City Treasurer
400 LA CROSSE ST
LA CROSSE WI 54601-3396

Total Due For Full Payment	
Pay By 01/31/17	3,250.07
Installment Options	
DUE DATE	AMOUNT
01/31/17	872.36
03/31/17	792.57
05/31/17	792.57
07/31/17	792.57

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time. See reverse.

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REMIT THIS WITH PAYMENT

2016 Real Estate Bill Number 4280

Correspondence should refer to number
Tax Parcel 17-20058-50

City of LaCrosse
2018 CAMPBELL RD
FIRST ADDN TO SPIERS ADDN LO

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

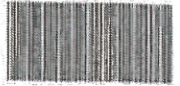
DUE DATE	AMOUNT
01/31/17	872.36
03/31/17	792.57
05/31/17	792.57
07/31/17	792.57

SCHOOL HOUSE PROPERTIES LLC
C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC
PO BOX 609
LA CROSSE WI 54602-0609



**STATE OF WISCONSIN
PROPERTY TAX BILL
La Crosse County
City of LaCrosse**

**2016 Real Estate
Bill Number 4279**



Correspondence should refer to Tax Parcel 17-20058-40

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33-16 N-07 Acres 0.160 Document No 1388047
2024 CAMPBELL RD
FIRST ADDN TO SPIERS ADDN LO T 4 BLOCK 2 LOT SZ: 50 X 140

SCHOOL HOUSE PROPERTIES LLC
C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC
PO BOX 609
LA CROSSE WI 54602-0609

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value			
29,400	98,700	118,100	0	91.6569215	0,029096398			
Est. Fair Mkt Land	Est. Fair Mkt Improvement	Total Est. Fair Mkt.	Est. Fair Mkt. Woodland	School Taxes reduced by school levy tax credit	Rate (Does NOT reflect credits)			
32,100	96,800	128,900	0	245.22	A Star in this box means unpaid prior year taxes			
Taxing Jurisdiction		2015	2016	2015	2016	% Tax	Net Property Tax	3,356.50
		Est. State Aids	Est. State Aids	Net Tax	Net Tax	Change		
		Allocated Tax Dist	Allocated Tax Dist				Net Property Tax	3,356.50
STATE OF WISCONSIN	0.00	0.00	21.38	21.87	2.30	Sidewalks	81.45	
La Crosse County	2,036,946.00	1,985,606.00	462.56	471.99	2.00			
Local Municipality	13,121,875.00	13,075,402.00	1,445.19	1,451.31	0.40			
LA CROSSE SCHOOL	28,611,521.00	29,844,884.00	1,312.04	1,289.04	-1.80			
WTC	3,745,307.00	3,455,336.00	198.77	202.08	1.70			
		Total	3,439.94	3,436.29	-0.10			
		First Dollar Credit	60.38	79.79	-0.70			
		Lottery Credit	0.00	0.00	0.00			
		Net Property Tax	3,359.56	3,356.50	-0.10			

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Year	Increase Ends

On or prior to 07/31/17
Make Check Payable to:
La Crosse City Treasurer
400 LA CROSSE ST
LA CROSSE WI 54601-3396

Total Due For Full Payment	
Pay By 01/31/17	3,437.95
Installment Options	
DUE DATE	AMOUNT
01/31/17	920.56
03/31/17	839.13
05/31/17	839.13
07/31/17	839.13
WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty. Failure to pay on time. See reverse.	

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REMIT THIS WITH PAYMENT

2016 Real Estate Bill Number 4279

**Correspondence should refer to number
Tax Parcel 17-20058-40**

City of LaCrosse
2024 CAMPBELL RD
FIRST ADDN TO SPIERS ADDN LO

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/17	920.56
03/31/17	839.13
05/31/17	839.13
07/31/17	839.13

SCHOOL HOUSE PROPERTIES LLC
C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC
PO BOX 609
LA CROSSE WI 54602-0609



City Hall
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

STATE OF WISCONSIN
PROPERTY TAX BILL
 La Crosse County
 City of LaCrosse

2016 Real Estate
 Bill Number 4286



Correspondence should refer to Tax Parcel 17-20058-110

IMPORTANT: See reverse side for important information.

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33-16 N-07 Acres 0.103 Document No 1515123
 303 21ST ST N
 FIRST ADDN TO SPIERS ADDN S 42.5FT LOT 9 BLOCK 2 LOT SZ:
 IRR

STATE & WEST LLC
 C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC
 PO BOX 609
 LA CROSSE WI 54602-0609

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value	0.029096398		
18,500	28,100	46,600	0	91.6569215	Rate (Does NOT reflect credit)			
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit	A Star in this box means unpaid prior year taxes			
20,200	30,700	50,900	0	96.76				
Taxing Jurisdiction		2015	2016	2015	2016	% Tax Change	Net Property Tax	1,276.11
		Est. State Aids	Est. State Aids	Net Tax	Net Tax			
		Allocated Tax Dist	Allocated Tax Dist					
STATE OF WISCONSIN		0.00	0.00	8.44	8.63	2.30	Sidewalks	62.20
La Crosse County		2,036,946.00	1,985,606.00	182.52	186.24	2.00		
Local Municipality		13,121,875.00	13,075,402.00	570.24	572.66	0.40		
LA CROSSE SCHOOL		28,611,521.00	29,844,884.00	517.71	508.63	-1.80		
WTC		3,745,307.00	3,455,336.00	78.43	79.74	1.70		
		Total		1,357.34	1,355.90	-0.10		
		First Dollar Credit		80.38	79.79	-0.70		
		Lottery Credit		0.00	0.00	0.00		
		Net Property Tax		1,276.96	1,276.11	-0.10		

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Applied to Property	Year Increase Ends

On or prior to 07/31/17
 Make Check Payable to:
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

Total Due For Full Payment	
Pay By 01/31/17	1,338.31
Installment Options	
DUE DATE	AMOUNT
01/31/17	381.22
03/31/17	319.03
05/31/17	319.03
07/31/17	319.03

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Failure to pay on time. See reverse.

REMIT THIS WITH PAYMENT

2016 Real Estate Bill Number 4286
 Correspondence should refer to number
 Tax Parcel 17-20058-110

To: City Hall
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

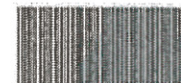
City of LaCrosse
 303 21ST ST N
 FIRST ADDN TO SPIERS ADDN S

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/17	381.22
03/31/17	319.03
05/31/17	319.03
07/31/17	319.03

STATE & WEST LLC
 C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC
 PO BOX 609
 LA CROSSE WI 54602-0609



STATE OF WISCONSIN
 PROPERTY TAX BILL
 La Crosse County
 City of LaCrosse

2016 Real Estate
 Bill Number 4285



Correspondence should refer to Tax Parcel 17-20058-100

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33-16 N-07 Acres 0,063 Document No 1388047
 307 21ST ST N
 FIRST ADDN TO SPIERS ADDN N 68FT LOT 9 BLOCK 2 LOT SZ: 1 RR

SCHOOL HOUSE PROPERTIES LLC
 C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC
 PO BOX 609
 LA CROSSE WI 54602-0609

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value	
11,300	51,600	62,900	0	\$1.6569215	0.029096398	
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit	Rate (Does NOT reflect credit)	
12,300	56,300	68,600	0	130.6	A Star in this box means unpaid prior year taxes	
Taxing Jurisdiction	2015	2016	2015	2016	% Tax	Net Property Tax
	Est. State Aids	Est. State Aids	Net Tax	Net Tax	Change	1,750.38
STATE OF WISCONSIN	0.00	0.00	11.39	11.65	2.30	
La Crosse County	2,036,946.00	1,985,606.00	246.36	251.38	2.00	
Local Municipality	13,121,875.00	13,075,402.00	769.71	772.97	0.40	
LA CROSSE SCHOOL	28,611,521.00	29,844,884.00	698.79	686.54	-1.80	
WTC	3,745,307.00	3,455,336.00	105.86	107.63	1.70	
		Total	1,832.11	1,830.17	-0.10	
		First Dollar Credit	80.38	79.79	-0.70	
		Lottery Credit	0.00	0.00	0.00	
		Net Property Tax	1,751.73	1,750.38	-0.10	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Year Applied to Property	Increase Ends

On or prior to 07/31/17
 Make Check Payable to:
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

Total Due For Full Payment	
Pay By 01/31/17	1,750.38
Installment Options	
DUE DATE	AMOUNT
01/31/17	437.58
03/31/17	437.60
05/31/17	437.60
07/31/17	437.60
WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty. Failure to pay on time. See reverse.	

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REMIT THIS WITH PAYMENT

2016 Real Estate Bill Number 4285
 Correspondence should refer to number
 Tax Parcel 17-20058-100

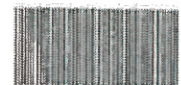
City of LaCrosse
 307 21ST ST N
 FIRST ADDN TO SPIERS ADDN N

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/17	437.58
03/31/17	437.60
05/31/17	437.60
07/31/17	437.60

SCHOOL HOUSE PROPERTIES LLC
 C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC
 PO BOX 609
 LA CROSSE WI 54602-0609



Campbell Road Townhouses

Project Cost: \$3,828,589.00

Current Assessed FMV with improvements: \$479,800.00

Proposed Project Mix: 8 one bedroom and 16 two bedroom townhouses for a total of 24 residences. There will be 24 attached garages.

Zoning:

Current zoning is single family

Proposed zoning is traditional neighborhood development or TND

Comprehensive plan zoning is medium intensity retail, office, or housing.

Organizational Structure:

The property is currently owned by two different entities, both entities managing member is Marvin Wanders. The property will be combined into a new SPE (single purpose entity) and will still have Marvin Wanders as a managing member. All professional services from property management, legal and accounting will be provided by or led by Three Sixty Real Estate Solutions LLC.

Elevation of Site and Soils: The site is all at or very near 674 feet above sea level. The site is flat and has a very small degree of elevation changes. The soil are sandy. Soil boring and compaction will be completed at the site as needed.

Project Need

The need for quality workforce, young professional and empty nester housing has been identified by our operations team for this location. The need for quality housing has been identified by the city and is a focus of city wide redevelopment efforts.

Project Design Elements

Street Engagement

Created an exterior that reflects the street presence of a traditional single family, but in a row house design.



Engage the street with the front porch concept. Creating traditional front porches engages neighbors in conversation, strengthen connection to community, and helps establish a feeling of neighborhood. Front porches beautify the neighborhood and create a welcoming entrance to a person home. Flower baskets, plantings, conversation chairs and other colorful exterior decorations create a sense of home.

The garages are designed with patios to create outside spaces for the townhome residences.



Sustainability

When it comes to sustainability very few principles are more important than the impact of the local factor. Be it local sourced materials, local produced products, local jobs or supporting good pay jobs growth! This is our commitment to using all La Crosse based businesses in this development; we are committed to keeping it local. Our vision is compatible with the City of La Crosse and La Crosse County Strategic Plan for sustainability and will be designed to LEED ND standards. Our team will focus on many strategic sustainable methods a few examples that will be employed in the development will be:

- Creating a tight building envelope that uses best practices for lower energy consumption, utilizes sustainable high quality materials, and energy efficient designs.
- Creating an environment that highlights and respects our natural resources and is designed in a method that connects people to the resource.
- Storm water retention and management that will manage the water onsite.
- Landscaping will use native plants and provides a food source for both people and wildlife.
- Building design will utilize natural light to create more creature comfort and reduction in energy needs.
- It is the intent of this project to create a healthy living model with close access to pedestrian resources such as the marsh, bluffs, and local parks.
- Three Sixty Real Estate Solutions was the Multifamily property owner in La Crosse to go “smoke free”. This property will be smoke free as well.
- The location of this site near the University, hospitals, City Government, County Government, and downtown employers enables residents to bike or walk to work and decrease dependence on the automobile.

Sustainable Examples from our developments

Community Gardens



Solar Hot Water



Pervious Pavement Biofiltration



Underground Storm Water Storage



Bike Facilities: Facilities include wash bays; bike tire pumps and tool repair stands.



September 8, 2017

Project No. B1707513

Mr. James Makepeace
Makepeace Engineering
Sent via email: james@makepeaceengineering.com

Re: Proposed Campbell Street Apartments
Campbell Street
La Crosse, Wisconsin

Dear Mr. Makepeace:

The letter has been prepared to address surficial soil conditions in support of pavement, sidewalks and bio-infiltration systems.

Soil Profile

We observed and logged test pits for design of stormwater infiltration systems. Based on the test pits, the soil profile consists of topsoil over alluvial sand soils.


Geotechnical Support

The alluvial soils present below the topsoil are suitable for construction and support of new pavements, sidewalks and bio-infiltration stormwater systems.

Remarks

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made. If you have any questions about this letter, please contact Brandon Wright at 608.781.7277.

Sincerely,
BRAUN INTERTEC CORPORATION


Brandon K. Wright, PE
Senior Engineer
License Number: 40141
September 8, 2017



Mark Gretebeck
Principal