

18-1269

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

BRIAN BENSON
326 WEST AVE. NO.
LA CROSSE, WI.

Owner of site (name and address):

BRIAN BENSON
326 WEST AVE. NO.
LA CROSSE, WI.

Address of subject premises:

316, 312, 304 WEST AVE NO.
1225 VINE ST.

Tax Parcel No.:

20216-140, 20217-10, 20259-40, 20217-20

Legal Description:

SEE ATTACHED

Zoning District Classification:

R5 Multiple Dwelling

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?

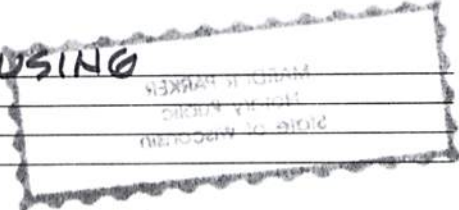
Yes ___ No

Is the Rezoning consistent with the policies of the Comprehensive Plan?

Yes ___ No

Property is Presently Used For:

STUDENT HOUSING



Property is Proposed to be Used For:

STUDENT HOUSING

Proposed Rezoning is Necessary Because (Detailed Answer):

EXISTING STRUCTURES ARE OLDER &
HARDER TO MAINTAIN

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

NEW STRUCTURE WILL MEET CURRENT
CODES, BETTER CURB APPEAL & INCREASE
TAX BASE. ALSO MANAGE STORM WATER

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

IT MEETS THE PLAN THE CITY
HAS ADOPTED

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 _____

JUNE, 1988

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.

Brian D Benson

(signature)

608-7823776

(telephone)

9/6/2018

(date)

BRIAN@BENSONMANAGEMENT.COM

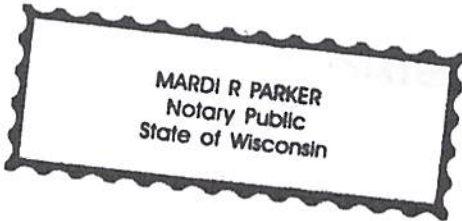
(email)

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

) ss.

Personally appeared before me this 6th day of September, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Mardi R. Parker

Notary Public

My Commission Expires: 11/06/2021

450.00

Payment Amount:

194278 - BENSON PROPERTIES
005336-0042 Courtney... 09/07/2018 01:44PM
General Billing - 160769 - 2018

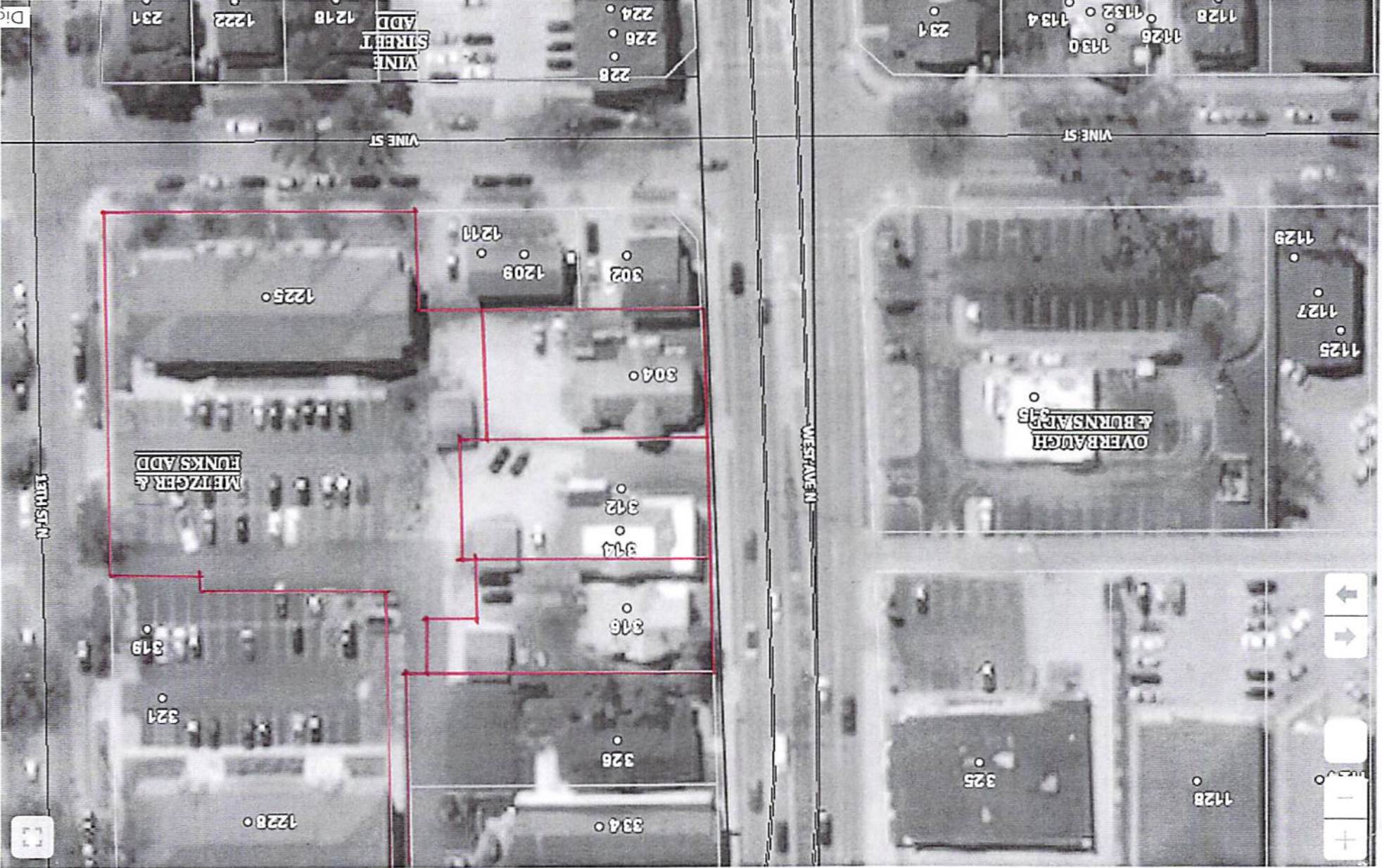
PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 7th day of September, 2018.

Signed:

[Signature], Senior Planner
Director of Planning & Development

MARCI R PARKER
Notary Public
State of Wisconsin





LA CROSSE COUNTY

(2 of 5)

Tax Parcel Information as of Jan 1:

Tax Parcel Number 17-20217-10

Tax District Description City of La Crosse

School District Code 2849

School District Description LA CROSSE SCHOOL

Site Address 314 WEST AVE N

Site City LA CROSSE

Site State WI

Site Zip 54601

Property Description METZGER & FUNK'S ADDITION LOT 4 BLOCK 7 & PRT OF W1/2 VAC ALLEY ADJ ON E PER RESL 1577610 EX PRT INCL IN ALL LOTS 5, 6 & 7 N1/2 VAC ALLEY METZGER & FUNKS ADDN BEG S R/W PINE ST & NW COR LOT 10 POB ALG W LN LOT 10 S1D25M 28SE 155.56FT N89D37M16SE 92.6FT TO E LN LOT 9 AL N89D37M 16SE 46.3FT TO W R/W 13TH ST ALG W R/W S1D25M26SE 183.57 FT TO N R/W VINE ST ALG N R/W S89D38M40SW 158.88FT TO SW COR LOT 5 32.5FT N1D25M40SW 66.02 FT TO S LN LOT 4 ALG S LN N89D38M2SE 13.53FT N1D25M 40SW 60FT TO N LN LOT 4 & S LN LOT 3 ALG N LN S89D37M 28SV LN N/S VAC ALLEY ALG W LN N1D 25M40SW 27FT TO NE COR LOT 3 ALG PROLONGED S LN LOT 3 N89D36M57SE 10FT TO C/L N/S VAC ALLEY ALG C/L N EX PRT TAKEN FOR R/W IN DOC NO. 1485338

First Owner Name BRIAN D BENSON

Second Owner Name BARBARA A BENSON

Third Owner Name

Postal Address 326 WEST AVE N

[Zoom to](#)



43.8144497 -91.2383956 Degrees

1225 Dic



(2 of 3)

Tax Parcel Information as of Jan 1:

Tax Parcel Number 17-20216-140

Tax District Description City of La Crosse

School District Code 2849

School District Description LA CROSSE SCHOOL

Site Address 316 WEST AVE N

Site City LA CROSSE

Site State WI

Site Zip 54601

Property Description METZGER & FUNK'S ADDITION LOT 3 BLOCK 7 & W1/2 VAC ALLEY ADJ ON E PER RESL 1577610 EX PRT INCL IN ALL LOTS 5, 6 & 7 N1/2 VAC ALLEY PRT N/S FUNKS ADDN BEG S R/W PINE ST & NW COR LOT 10 POB ALG W LN LOT 10 S1D25M 28SE 155.56FT N89D37M16SE 92.6FT TO E LN LOT 9 ALG E LN S1D25M 46.3FT TO W R/W 13TH ST ALG W R/W S1D25M26SE 183.57 FT TO N R/W VINE ST ALG N R/W S89D38M40SW 158.88FT TO SW COR LOT 5 ALG W LN LOT 5 N1D25M40SW 66.02 FT TO S LN LOT 4 ALG S LN N89D38M2SE 13.53FT N1D25M 40SW 60FT TO N LN LOT 4 & S LN LOT 3 ALG N LN S89D37M 28SW 7.11F VAC ALLEY ALG W LN N1D 25M40SW 27FT TO NE COR LOT 3 ALG PROLONGED S LN LOT 3 N89D36M57SE 10FT TO C/L N/S VAC ALLEY ALG C/L N1D25M TAKEN FOR R/W IN DOC NO. 1485338

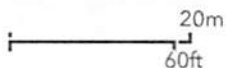
First Owner Name BRIAN D BENSON

Second Owner Name BARBARA A BENSON

Third Owner Name

Postal Address 326 WEST AVE N

Zoom to



43.8145603 -91.2387173 Degrees



(2 of 27)

Tax Parcel Information as of Jan 1:

Tax Parcel Number	17-20217-20
Tax District Description	City of La Crosse
School District Code	2849
School District Description	LA CROSSE SCHOOL
Site Address	1225 VINE ST
Site City	LA CROSSE
Site State	WI
Site Zip	54601
Property Description	METZGER & FUNK'S ADDITION ALL LOTS 5, 6 & 7 & PRT OF LOTS 3, 4, 9 & 10 BLK 7 & N 1/2 VAC ALLEY & PRT OF N/S VAC ALLEY & PRT SW-SE DESCR AS BE S1D25M28SE 155.56FT N89D 37M16SE 92.6FT TO E LN LOT 9 ALG E LN S1D25M27SE 7.95FT TO N LN VAC ALLEY ALG N LN N89D37M16SE 46.3FT TO W R VINE ST ALG N R/W S89D38M40SW 158.88 FT TO SW COR LOT 5 ALG W LN LOT 5 N1D25M40SW 49.98FT S89D38M40SW 32.5FT N1D25M 40SW 66.02FT T 60FT TO N LN LOT 4 & S LN LOT 3 ALG N LN S89D 37M28SW 7.11FT N1D25M40SW 30 FT N89D37M28SE 26.08FT TO W LN N/S VAC ALLEY ALG W LN N1D: LOT 3 N89D36M57SE 10FT TO C/L N/S VAC ALLEY ALG C/L N1D25M 40SW 114FT TO S R/W N89D35M 54SE 10FT TO POB
First Owner Name	PINE STREET PROPERTIES LLC
Second Owner Name	
Third Owner Name	
Postal Address	326 WEST AVE N
Postal City	LA CROSSE
Zoom to	

228

VINE STREET ADD

Dis



43.8141122 -91.2380628 Degrees



ARCHITECTURAL DESIGN

2809 LOSEY BLVD. S. LA CROSSE, WI 54601
OFFICE 608-785-1750 CELL 608-385-4647
kastner10@aol.com FAX 608-785-1751

Benson Properties proposes to construct a 16 unit apartment building for the purpose of student housing. The building will be made up of 8 three bedroom units, 6 two bedroom units, and two one bedroom units. This mix will require 38 parking spaces. It is the intent to tear down three existing multi-family student housing units to make way for the new building. The existing buildings are in need of extensive repair and the new structure will fit in with the two new buildings that were constructed on the same block also owned by Benson Properties. The new structure will meet all the multi-family standards along with the State building codes and accessibility standards. In addition the proposed plan will be able to manage all storm water better than the existing buildings.

The proposed zoning change fits with the city's long term plan plus will present a more attractive façade to West ave. The replacement of older housing with new building stock along with increased tax base is a win win for the city. We are available to answer any questions concerning this project.

Benson Properties

Brian Benson