PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Inv # 121194

Petitioner (name and address):
School District of La Crosse, C/O Janet Rosseter, Executive Director of Business Services
807 East Avenue
La Crosse, Wisconsin 54601

Owner of site (name and address):
School District of La Crosse, C/O Janet Rosseter, Executive Director of Business Services
807 East Avenue
La Crosse, Wisconsin 54601

Address of subject premises:
1307 Hayes Street

Tax Parcel No.: 17-10157-120

Legal Description: LOSEY ADDN TO LAX LOT 1-14 BLK 3 & THAT PRT NW-NE SEC 20-16-7 COM SW COR LOT 6 BLK 3 NLY 240.3 FT TO NW COR LOT 1 BLK 3 TH W ON S/L PALACE ST 191.4 FT S 114.63 FT E 10 FT S 125.5 FT E TO POB

Zoning District Classification: Public and Semi-Public – PS

Proposed Zoning Classification: R5 - Multiple Dwelling District

Is the property located in a floodway/floodplain zoning district? ___ Yes X No

Is the property/structure listed on the local register of historic places? ___ Yes X No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? ___ Yes X No

Is the Rezoning consistent with the policies of the Comprehensive Plan? X Yes ___ No

Property is Presently Used For:
Former elementary school, currently vacant

Property is Proposed to be Used For:
Multi-family housing

Proposed Rezoning is Necessary Because (Detailed Answer):
The current zoning is structured to allow the building to operate as a public facility in a residential neighborhood. Since the building is no longer being utilized as a school, it needs to be rezoned to facilitate it's adaptive reuse to a viable use.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
The proposed rezoning will take a vacant building, with the potential for blight and make it an asset to the neighborhood. The proposed use will have reduced impacts to traffic and noise when compared to the previous use.

CITY OF LA CROSSE, WI
General Billing - 121194 - 2014
001227-0018 Crystal L 11/07/2014 11:13AM
165623 - GORMAN & COMPANY PRE-DEVELOPME

Payment Amount: 350.00

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer): The proposed rezoning is consistent with the goals of the long range plan. It promotes reinvestment into an existing neighborhood. It fosters heritage preservation and restores an existing cultural resource, It helps meet meet affordable housing needs and establishes a mix of housing options.

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 16 day of October, 1984.

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.

Janet Rossetter
(signature) for the School District of La Crosse

608-789-7652 (telephone) 11/7/14 (date)

jrossete@lacrosseschools.org
(email)

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

Personally appeared before me this 7th day of November, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

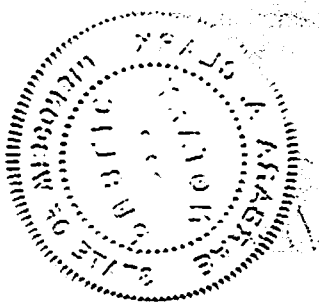
Barbara A. Clark
Notary Public
My Commission Expires: 3/27/16

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

Review was made on the 7th day of November, 2014.

Signed: Senior Planner
~~Director of Planning & Development~~

Chapter 115, Article II, Division 3 of the La Crosse Municipal Code
(Rev. 08/2014)



Randy W. Nelson, Superintendent

ranelson@lacrosseschools.org

807 East Avenue South
La Crosse, WI 54601
608.789.7628 • Fax: 608.789.7960

SCHOOL DISTRICT OF
LA CROSSE

Barb Clark, Executive Assistant
baclark@lacrosseschools.org

Judy Stangl, Executive Assistant/Board Secretary
jstangl@lacrosseschools.org

November 7, 2014

City of La Crosse Common Council
400 La Crosse Street
La Crosse, Wisconsin 54601

RE: Roosevelt School Rezoning Application

Dear Common Council Members:

Please accept the enclosed zoning application along with this letter to rezone the historic Roosevelt School located at 1307 Hayes Street. The proposed rezoning of this parcel to R5 – Multiple Dwelling District will allow an adaptive reuse of this historic building that is consistent with the character of the surrounding neighborhood. The 31 apartment homes will be contained entirely within the school building and there will be no new building square footage added to the parcel. It is intended that the green space surrounding the school building will be preserved as recreational space and will be owned and maintained by the City of La Crosse as park space. Prior to submitting this application, two community meetings were held at Roosevelt School to inform and gain input from residents in the surrounding neighborhood.

The financing for this adaptive reuse project will include WHEDA affordable housing tax credits, state and federal historic tax credits, and conventional debt. This development will provide quality housing for an affordable cost to residents. It proposes an appropriate density given all units will be contained within the historic school and all parking spaces will be contained within the current asphalt parking lot as shown on the attached site plan. This development will meet a need within the northern La Crosse community for quality affordable housing, will add to the tax base, and will save an historic building.

If you have any questions regarding this application please contact me.

Sincerely,

Randy Nelson
Superintendent of Schools

enclosure

Ran Date: 11/5/2014 4:24:43 PM

Property Record
La Crosse County, WI
Municipality

Parcel ID: 17-10157-120

Total Acreage: 2.674

Property Description:

LOSEY ADDN TO LAX LOT 1-14 BLK 3 & THAT PRT NW-NE SEC 20-16-7 COM SW COR LOT 6 BLK 3 NLY 240.3 FT TO NW COR LOT 1 BLK 3 TH W ON S/L PALACE ST 191.4 FT S 114.63 FT E 10 FT S 125.5 FT E TO POB

Deed Information:

Volume	Page	Document	Type
724	395	956043	Quit Claim Deed
0	0	1642164	RESOLUTION

Owner(s)	Relation	Mailing Address	City	State	Zip Code
BUILDINGS & GROUNDS,	In Care Of	807 EAST AVE S	LA CROSSE	WI	54601
SCHOOL DISTRICT OF LA CROSSE,	Owner	807 EAST AVE S	LA CROSSE	WI	546014982

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	True
1	Book 1	False

Additional Parcel Information:

2012+ Supervisor District 1

2012+ Ward 1

LACROSSE POSTAL DISTRICT 54603

Tax Information:

Tax Year: 2013

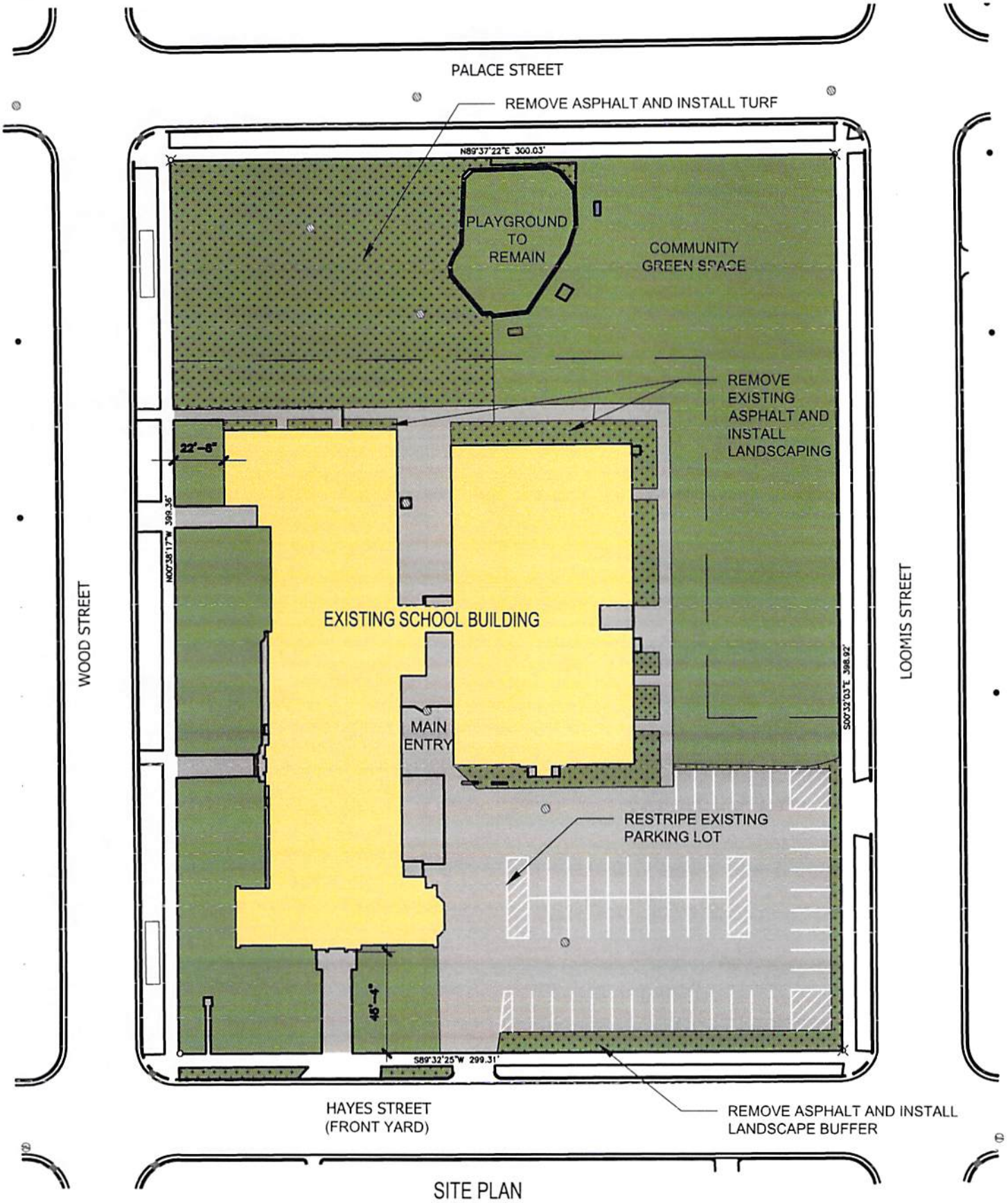
		General Tax:	$0.00		
Lottery Credit:	$0.00	First Dollar Credit:	$0.00	Total Due:	$0.00
Total Assessed Value:	$0.00	Total Fair Market Value:	$0.00	Total Mill Rate:	0.000000000

Assessments:

Values are still subject to SS70.43 for corrections; or SS70.44 for omitted property; or SS70.47 for Certiorari appeals.

!!!!These values have not been finalized through the Local Board of Review Adjournment and are subject to change!!!!

Class:	Description:	Acreage:	Land:	Improvement:	Total:	Last Modified:



SITE PLAN

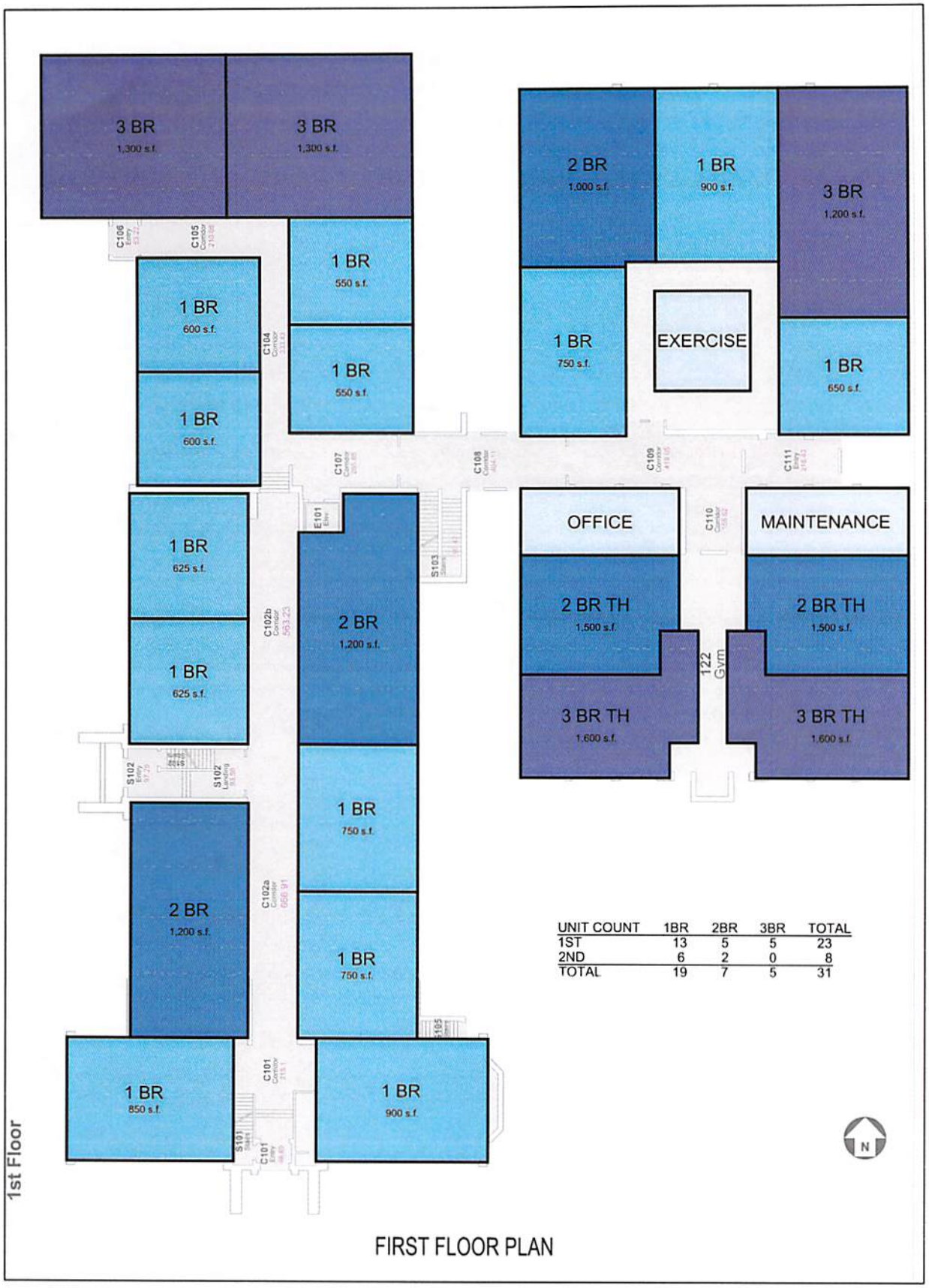
SCALE: 1" = 60'-0"

NOVEMBER 6, 2014

ROOSEVELT ELEMENTARY SCHOOL

1307 HAYES STREET
LA CROSSE, WISCONSIN

GORMAN & COMPANY, INC
REAL ESTATE DEVELOPMENT AND MANAGEMENT
200 N. MAIN ST.
OREGON, WI 53575



UNIT COUNT	1BR	2BR	3BR	TOTAL
1ST	13	5	5	23
2ND	6	2	0	8
TOTAL	19	7	5	31

FIRST FLOOR PLAN

SCALE: 1" = 30'-0"

NOVEMBER 6, 2014

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SECOND FLOOR PLAN

SCALE: 1" = 30'-0"

NOVEMBER 6, 2014

ROOSEVELT ELEMENTARY SCHOOL

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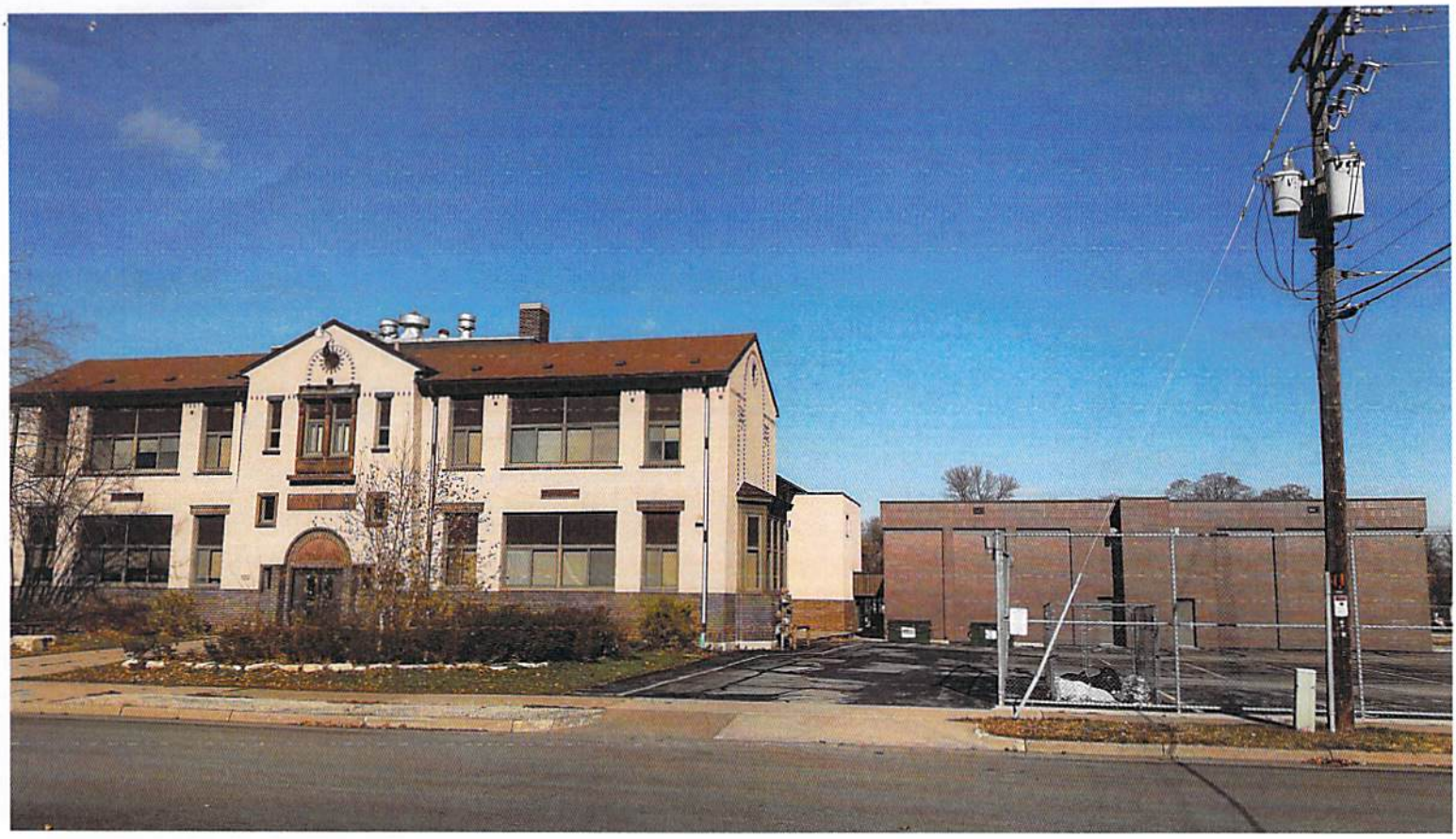
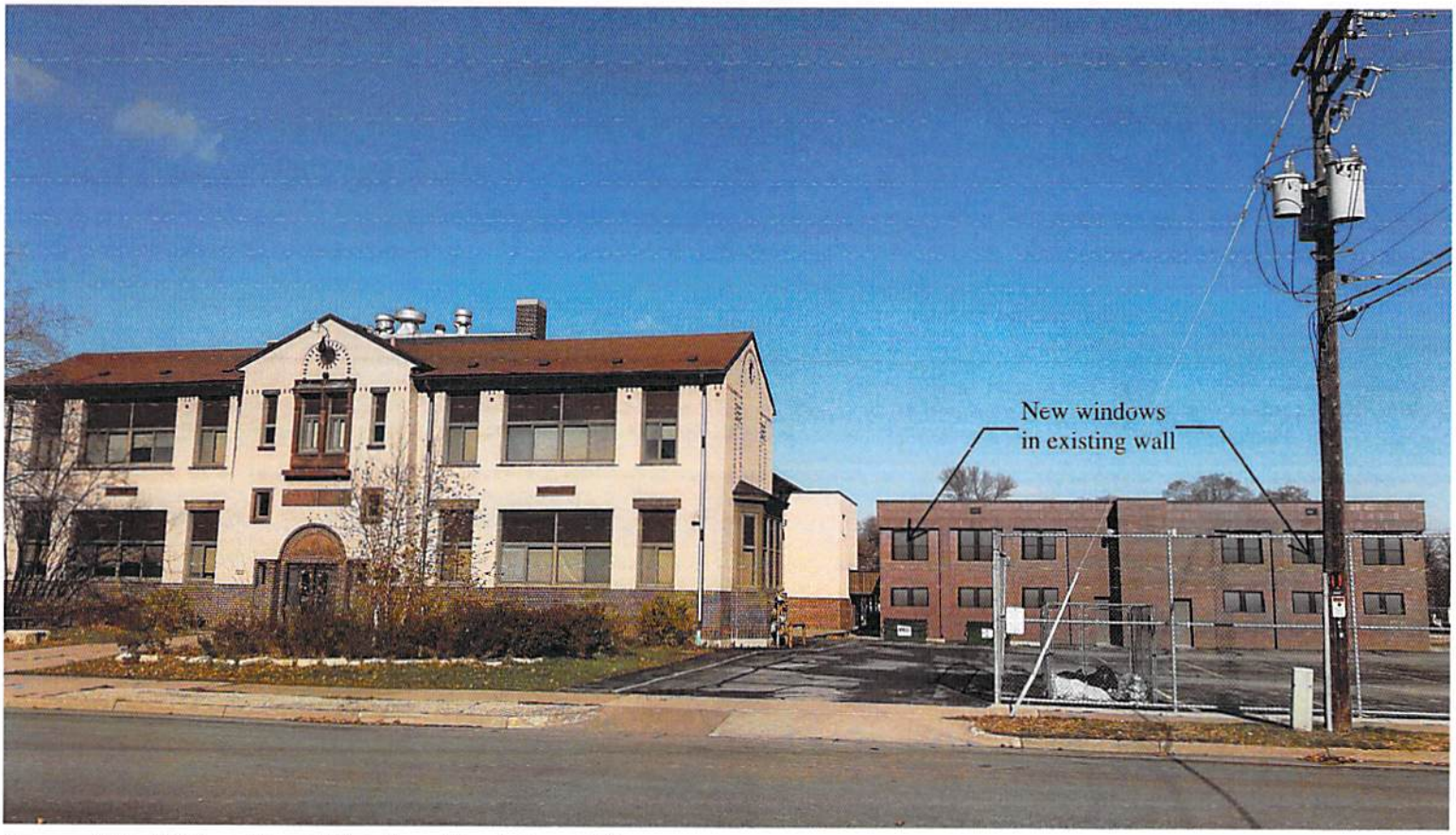


Existing South (Hayes Street) Elevation



Proposed South (Hayes Street) Elevation with window additions.

Existing West (Wood Street) Elevation

Existing West (Wood Street) Partial Elevation

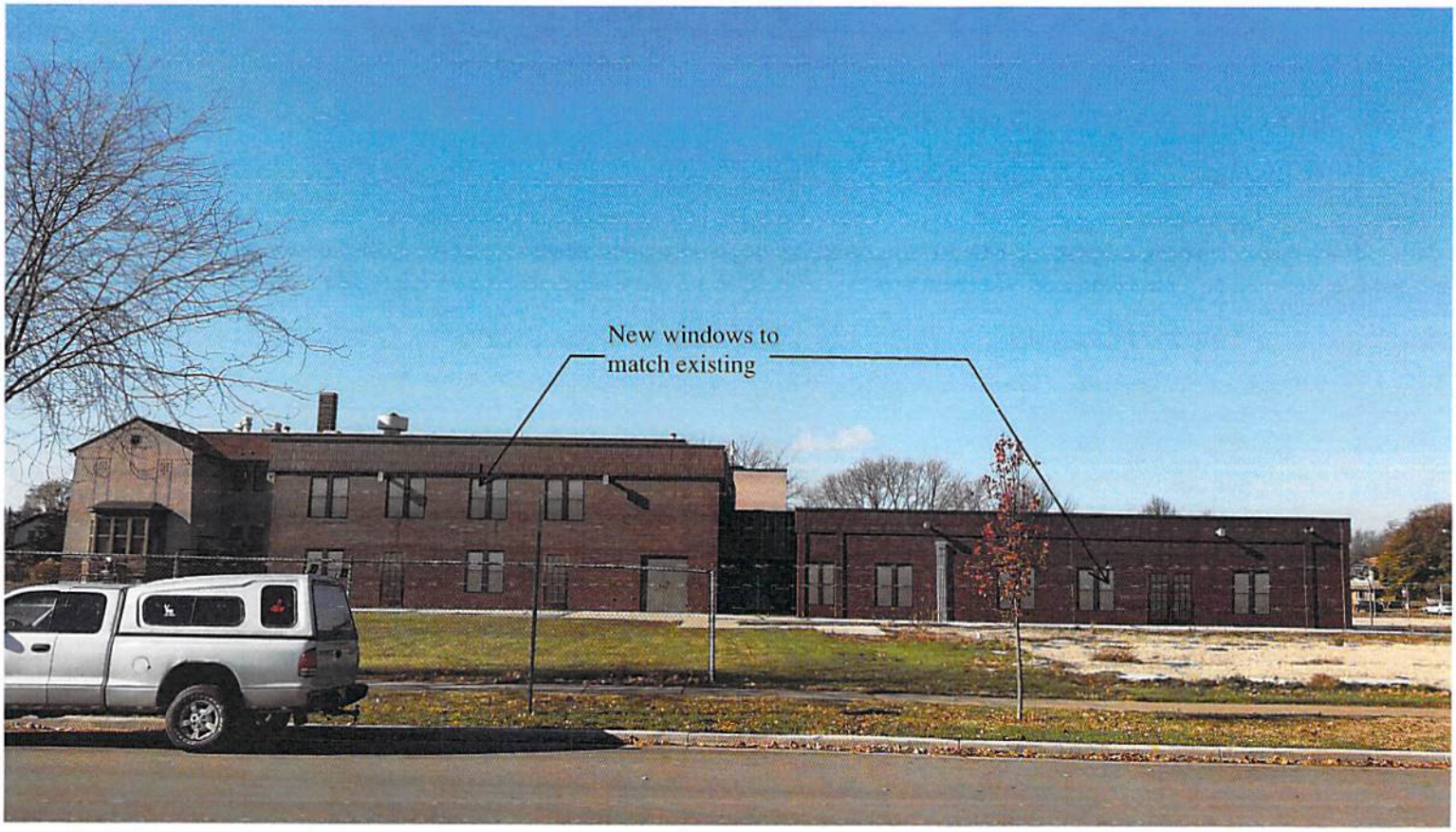
Proposed West (Wood Street) Partial Elevation with window revisions

Existing North (Palace Street) Elevation

Existing North (Palace Street) Partial Elevation

Proposed North (Palace Street) Partial Elevation with window additions

Existing East (Loomis Street) Elevation



Proposed East (Loomis Street) Elevation with window additions