CITY OF LA CROSSE, WI
General Billing - 129834 - 2015
002130-0014 Paula G. 09/04/2015 04:33PM
176649 - ALLEGIANT PROPERTY MANAGEMENT,

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE Payment Amount: 500.00

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

Petitioner (name and address):
David Heyer, Allegiant Property Management, LLC
412 S. 3rd Street
La Crescent, MN 55947

Owner of site (name and address):
Gundersen Health Systemm
1910 South Ave
La Crosse, WI 54601

Address of subject premises:
5305 Mormon Coulee Road 5313 Mormon Coulee Road 5405 Mormon Coulee Road
La Crosse, WI

Tax Parcel No.: 17-50705-010, 17-50705-020, and 17-50325-520

Legal Description: See Attached

PDD/TND: x General ____ Specific ____ General & Specific

Zoning District Classification: C2 - Commercial

Proposed Zoning Classification: Traditional Neighborhood Development - General

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? x Yes ___ No

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

Property is Presently Used For:
vacant land

Property is Proposed to be Used For:
Multifamily, mixed income, elderly/physically handicapped apartments with some HUD Section 8 assistance. The building will consist of at least 46 units of which 8 will be two bedroom units and 38 one bedroom units. The building will be three stories.

Proposed Rezoning is Necessary Because (Detailed Answer):
Currently the land is zoned commercial and does not allow for multifamily apartments

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

The proposed use will be consistent with the neighboring properties. There is an apartment complex on two of the other three corners and there are condominiums located across 33rd Street. As most of the planned apartments are one bedroom units with approximately 30% having their own transportation, there should not be a large increase in traffic.

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

The proposed property is consistent with the Land Use Map of 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 5/13 and 7/2, 1998.

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)

608-775-0787 (telephone) 9/4/15 (date)

meplatt@gundersenhealth.org (email)

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

Personally appeared before me this 4th day of Sept, 2015, 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: 7/13/2014

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. 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 4th day of September, 2015.

Signed: _____, Senior Planner.
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Mark Platt, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of WI.

2. That the undersigned is (one of the) legal owner(s) of the property located at 5305-5405 Mormon Coulee Road.

3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Subscribed and sworn to before me this 4th day of Sept, 2014

Notary Public
My Commission expires 7/13/2015

Allegiant Property Management, LLC

412 South 3rd Street • La Crescent, MN • 55947 • 608-784-1381 • Fax: 507-551-2068 • allegiant@apmwi.net

September 4, 2015

Tim Acklin
Planning Department
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Re: Christopherson Place
New Property 33rd/Mormon Coulee Rd.

Dear Mr Acklin:

Enclosed you will find the petition for zoning change with some details of the development that we would like to present to the city for consideration. The development will be located on the corner of 33rd Street S. and Mormon Coulee Rd. on land that is presently owned by Gunderson Lutheran Health System. The for-profit limited partnership is ready to acquire the land and begin the development as soon as possible.

The apartment complex will consist of 46-50 'mixed income' apartments for the elderly and physically impaired. Thirty of the units will be reserved for extremely low and low income households and will have HUD Section 8 assistance. These apartment homes will enable tenants to pay 30% of their adjusted income for rent while HUD pays the remainder as a rental subsidy.

In the La Crosse area there is a large demand for handicapped accessible apartments. This apartment building will help meet this need and at the same time provide HUD subsidy for a large number of the units. If there are any questions, feel free to contact me at the number listed above.

Sincerely,

David Heyer

Enc.

Development Plan
Christopherson Place
33rd/Mormon Coulee Rd.

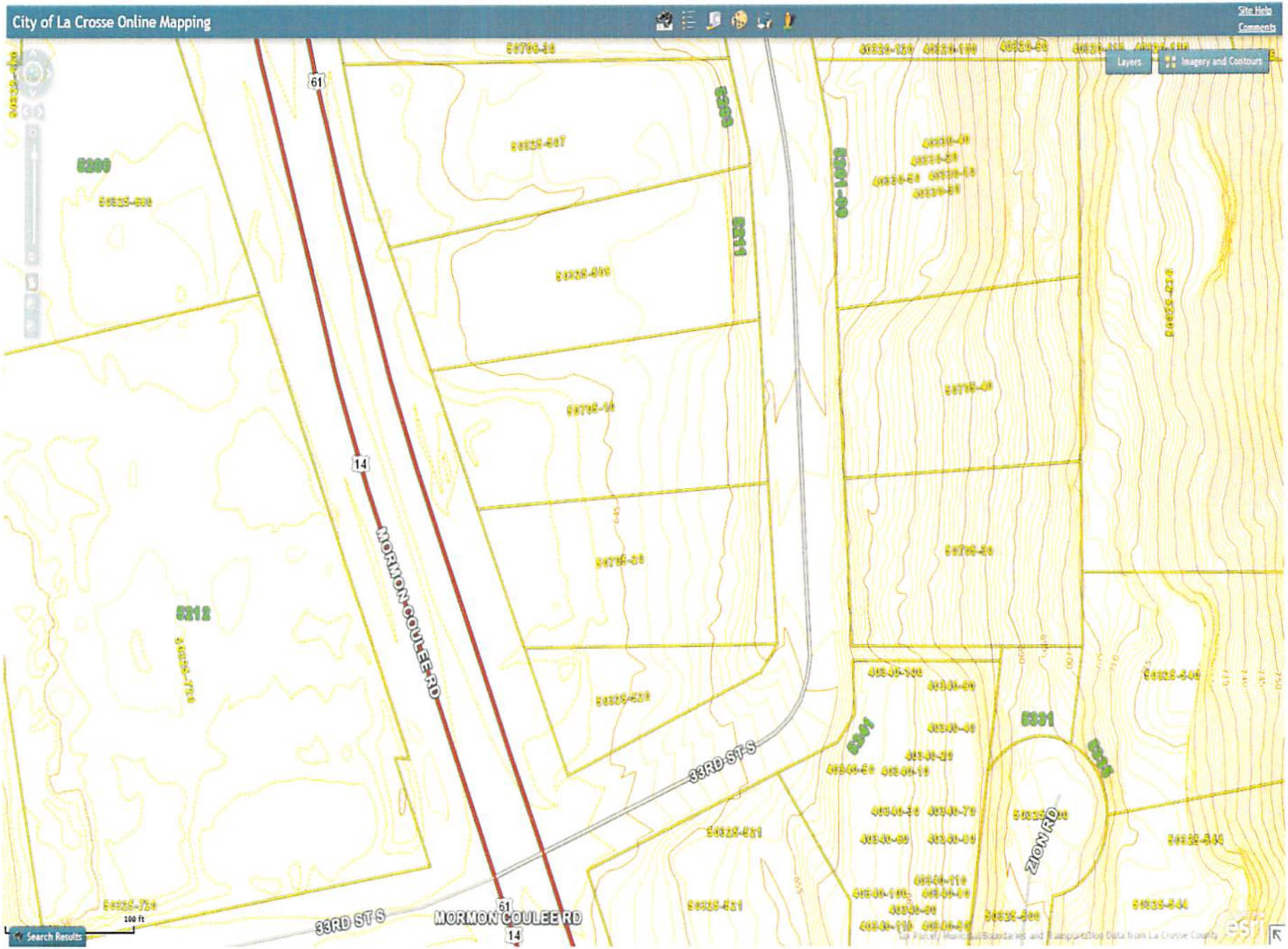
The proposed development will be a multifamily apartment complex located on the corner of 33rd and Mormon Coulee Road. The apartment complex will consist of 46-50 'mixed income' apartments for the elderly and physically impaired. All of the units will be handicapped accessible and will have features that can be changed easily to be less accessible if the tenant so desires. Thirty of the units will be reserved for extremely low and low income households and will have HUD Section 8 assistance. These apartment homes will enable tenants to pay 30% of their adjusted income for rent while HUD pays the remainder as a rental subsidy. The remaining units will be open to all income level households that meet the requirements of elderly (62 and over) or physically impaired.

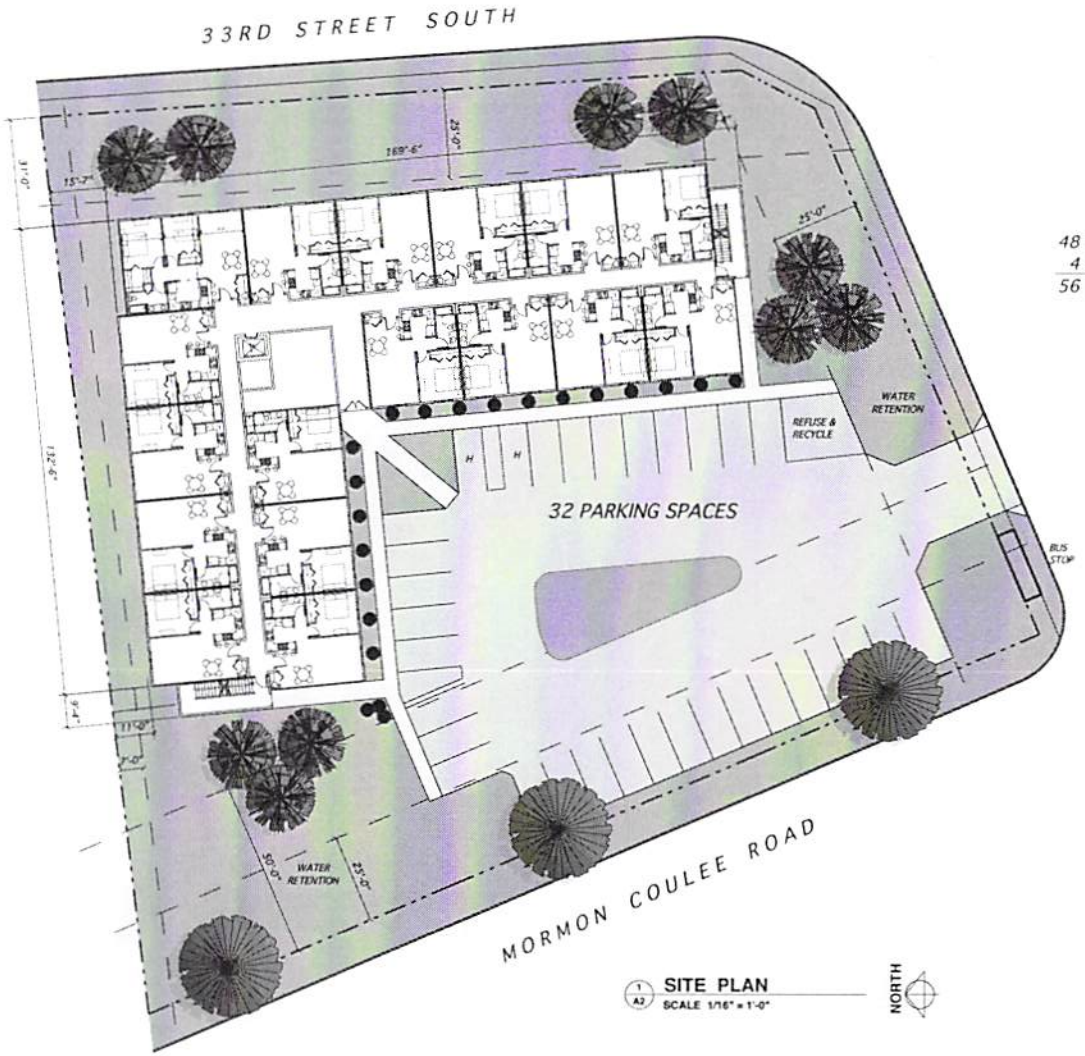
1. Total area to be developed includes three parcels: 17-50705-10, 17-50705-20, 17-50325-520
2. The estimated total value of the structures and site improvements is approximately $5.5 million.
3. The organizational structure of the new ownership entity will be a Limited Partnership with David Heyer/Allegiant Property Management, LLC as General Partner and Jeff Wieser, Wieser Brothers as Limited Partner. There will be a HUD Use agreement that will be attached to the deed limiting a partial use to low income housing.
4. Requested waivers and departures will include a waiver from the required number of parking spaces. As this will be an elderly/handicapped building it is anticipated that 50% of the tenants will not have a vehicle and 86% of the units will be single occupants. Our experience in other properties in the La Crosse/Onalaska area has shown that only 30-40% of the tenants have their own transportation. There is a bus stop on the corner of 33rd Street and Mormon Coulee Rd. A setback waiver may also be needed.
5. The expected date of commencement will be approximately March 1, 2016.
6. See attached.
7. Legal descriptions are enclosed.
8. The proposed use of the land compliments the current use of the surrounding properties. On two of the street corners adjacent to the property are multifamily units. Across the 33rd Street are condominium units and directly next door is a self-storage unit. The architectural design of the exterior of the building will complement the Geneva Terrace Buildings and still blend with the natural woodland appearance of 33rd Street.
9. N/A
10. We anticipate that the site is primarily made up of sand and drainage should not be a problem. Black dirt for the green spaces will probably need to be brought to the site. The parking lot will be asphalt and concrete will be utilized on the walking surfaces.
11. See Attached
12. See Attached Site Layout

Legal Descriptions
Christopherson Place

Lots 1 and 2 of Certified Survey Map filed August 9, 1985 in Volume 3 of Certified Survey Maps, Page 68 as Document No., being part of the SE 1/4 of the SW 1/4 of Section 22, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin

Lot seven (7) in Block two (2) of Tanner's Addition to the City of La Crosse,
La Crosse County, WI


City of La Crosse Online Mapping
Site Help
Comments
Layers
Imagery and Contours
61
14
MORMON COULEE RD
33RD ST S
ZION RD
5200
5212
5331
Search Results
100 ft



48 1-BEDROOM UNITS
4 2-BEDROOM UNITS
56 TOTAL BEDROOMS

1 A2 SITE PLAN
SCALE 1/16" = 1'-0"

NORTH

CHRIS LA SHORNE
ARCHITECTURE
3943 Ehlair Coulee Road, La Crosse WI 54601
(608) 785-2626
Architecture and Design
In Residential, Commercial, Institutional Development

MORMON COULEE ROAD HUD HOUSING

MORMON COULEE ROAD AND 33RD STREET S
LA CROSSE WI

Scale:

Project No: 2015.040

Date: 06.27.2016

Drawing Name:

Sheet No: A1