

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):

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, 326 WEST AVE. NO.
1225 VINE ST.

Tax Parcel No.:

20216-140, 20217-10, 20259-40, 20217-20, 20216-130

Legal Description:

PDD/TND:

General

Specific

General & Specific

Zoning District Classification:

R6

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:

STUDENT HOUSING & OFFICE

Property is Proposed to be Used For:

STUDENT HOUSING & OFFICE

Proposed Rezoning is Necessary Because (Detailed Answer):

EXISTING ZONING DOES NOT ALLOW
AN OFFICE COMPONENT.

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

THE NEW ZONING WILL MAINTAIN THE
EXISTING LAND USE BUT WILL UPGRADE THE
BUILDING, MANAGE STORM WATER & PARKING

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

IT EXACTLY FITS THE CITY'S
LONG RANGE 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 _____

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)

608 782-3776

(telephone)

12/7/2018

(date)

BRIAN@BENSONMANAGEMENT.COM

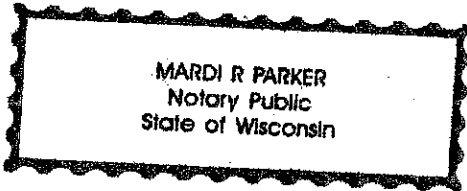
(email)

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

) ss.

Personally appeared before me this 7th day of December, 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: 11/06/18

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 5th day of April, 2019.

Signed:

[Signature]
Senior Planner
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

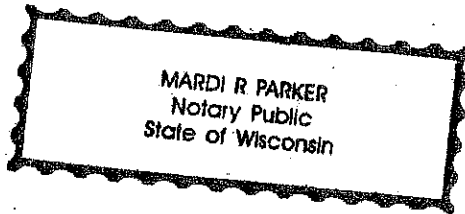
The undersigned, BRIAN BENSON, being duly sworn states:

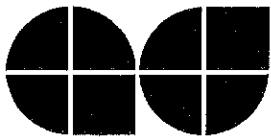
1. That the undersigned is an adult resident of the City of LA CROSSE, State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at 316, 317, 304, 326 WEST AVE NO., 1225 VINE ST.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Brian D Benson
Property Owner

Subscribed and sworn to before me this 7th day of Dec., 2018

Mardi R. Parker
Notary Public
My Commission expires 11/06/21





ARCHITECTURAL DESIGN

2809 LOSEY BLVD. S. LA CROSSE, WI 54601
OFFICE 608-785-1760 CELL 608-385-4647
kastner10@aol.com FAX 608-785-1761

Benson Properties proposes to construct a multi-purpose building on the site of 304,312,316 and 326 West avenue north. The building shall consist of 22 student housing units and 1900 sf of office area. The mix of units will consist of 10 three bedroom units, 10 two bedroom units, 2 one bedroom units and the management offices of Benson Properties. The project will require 58 on site parking spaces.

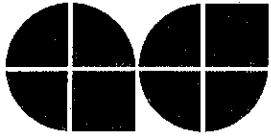
The existing properties are currently used for student housing but are in need of extensive repairs. The proposed building will present an attractive façade to West avenue, meet all the City Multi-Family housing standards, comply with State Building Codes, manage the site storm water and incorporate substantial landscaping and site lighting.

The proposed zoning change is in compliance with the long range plan for the City. With the replacement of older building stock , a building that fits with the existing two new buildings on the block and a substantial increase in tax base this is a win for La Crosse.

We are available to answer any questions concerning this project.

BENSON PROPERTIES

BRIAN BENSON



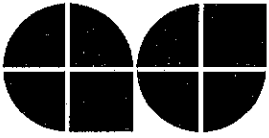
ARCHITECTURAL DESIGN

2809 LOSEY BLVD. S. LA CROSSE, WI 54601
OFFICE 608-785-1750 CELL 608-385-4647
kostner10@aol.com FAX 608-785-1751

MUNICIPAL CODE SECTION 115-156 2 (a) 1-12 ANSWERS

1. Total area 34,800 sf, building area 8600 sf, 25% lot coverage. 22 housing units (1580 sf / unit) and 1900 sf of office area. City sewer and water will serve this project
2. Project cost including building, demolition, site work, and landscaping \$2,000,000.
3. Benson Properties shall be owner and managers of the project
4. No waivers will be required from the City.
5. Construction shall begin June 1, 2019.
6. See attached plan
7. See application sheet
8. The proposed development is the same use as adjacent properties.
9. The project is walking distance to the University and the amenities.
10. Soil composition is sandy loam with assumed bearing of 3000 psf
11. Existing topography is almost level.
12. See attached plan.

This project completes the development of the entire block which is all owned by Benson Properties.



ARCHITECTURAL DESIGN

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ANSWERS TO SPECIFIC COMPREHENSIVE DEVELOPMENT PLAN

C1- SEE SITE PLAN

C2- SEE ATTACHED

C3- THE ENTIRE BLOCK IS USED FOR STUDENT HOUSING AND ALL OWNED BY THE SAME OWNER

C4- SEE SITE PLAN

C5- SEE SITE PLAN

C6- SEE SITE PLAN

C7- ONE SMALL SIGN ON THE OFFICE ENTRANCE DOOR WILL BE INSTALLED

C8- SEE LANDSCAPE PLAN

C9- SEE BUILDING PLANS

C10- SEE SITE PLANS

C11- SEE SITE PLAN

C12- SOILS ARE A SANDY-LOAM WITH A BEARING CAPACITY OF 3000 PSI

C13- SEE GRADING PLAN

C14- SEE SITE PLAN

C15- ALL DEVELOPMENT SHALL BE DONE AT ONE TIME

C16- THERE ARE NO RESTRICTIVE COVENANTS

C17- SEE EROSION CONTROL PLAN

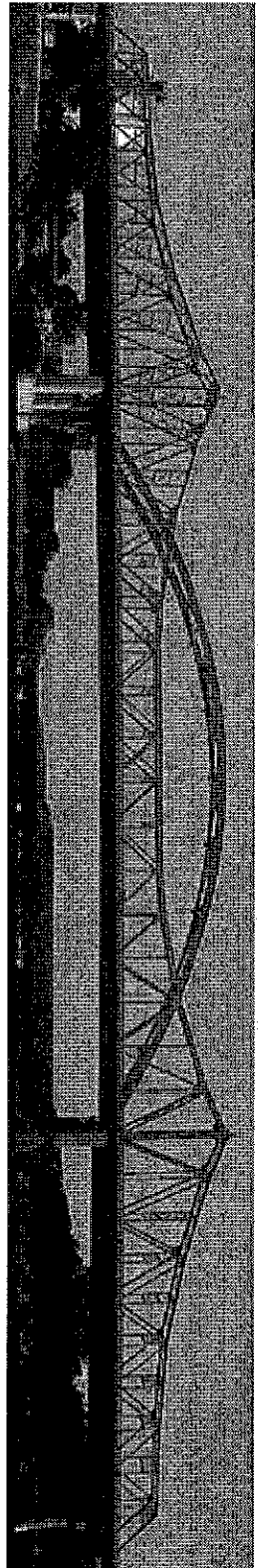
C18- NA

D1 SEE SITE PLAN



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326 WEST AVEN N LA CROSSE

Parcel: 17-20216-130 Internal ID: 66864
Municipality: City of La Crosse Record Status: Current

[Print View](#)

Parcel Information:

Parcel: 17-20216-130
Internal ID: 66864
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.200
Township: 16
Range: 07
Section: 32
Qtr: SW-SE

Legal Description:

METZGER & FUNK'S ADDITION LOT 2 BLOCK 7 & W1/2 VAC ALLEY ADJ ON E PER
RESL 1577610 EX PRT TAKEN FOR R/W IN DOC NO. 1485338

Property Addresses:

[Street Address](#)

[City \(Postal\)](#)

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Street Address
326 WEST AVE N

City/(Postal)
LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
BRIAN D BENSON	Owner	326 WEST AVE N	LA CROSSE	WI	54601-3575
BARBARA A BENSON	Owner	326 WEST AVE N	LA CROSSE	WI	54601-3575

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 5
2012 + VOTING WARDS	2012+ Ward 11
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	SERVICES

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

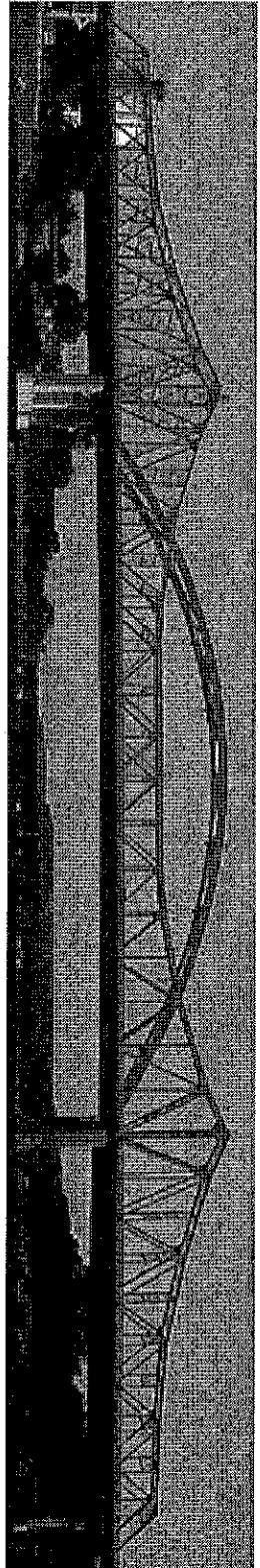
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316 WEST AVE N LA CROSSE

Parcel: 17-20216-140 Internal ID: 68210
 Municipality: City of La Crosse Record Status: Current

Print View

Parcel Information:

Parcel: 17-20216-140
 Internal ID: 68210
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.160
 Township: 16
 Range: 07
 Section: 32
 Qtr: SW-SE

Legal 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 VAC
 ALLEY & PRT OF LOTS 3, 4, 9 & 10 BLK 7 OF 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 ALG E LN S1D25M27SE 7.95FT TO N LN
 VAC ALLEY ALG N LN 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 ALG W LN LOT 5 N1D25M40SW 49.98FT S89D38M 40SW

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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 28SW
7.11FT N1D25M40SW 30FT N89D37M28SE 26.08FT TO W 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 N1D25M40SW 114FT TO S
R/W N89D35M54SE 10FT TO POB & EX PRT TAKEN FOR R/W IN DOC NO.
1485338

Property Addresses:

Street Address
316 WEST AVE N

City/(Postal)
LA CROSSE

Owners /Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
BRIAN D BENSON	Owner	326 WEST AVE N	LA CROSSE	WI	54601-3575
BARBARA A BENSON	Owner	326 WEST AVE N	LA CROSSE	WI	54601-3575

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
2	Book 2	N

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 5
2012 + VOTING WARDS	2012+ Ward 11
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	OLDER DUPLEX

Lottery Tax Information

Lottery Credits Claimed:
Lottery Credit Application Date:

0

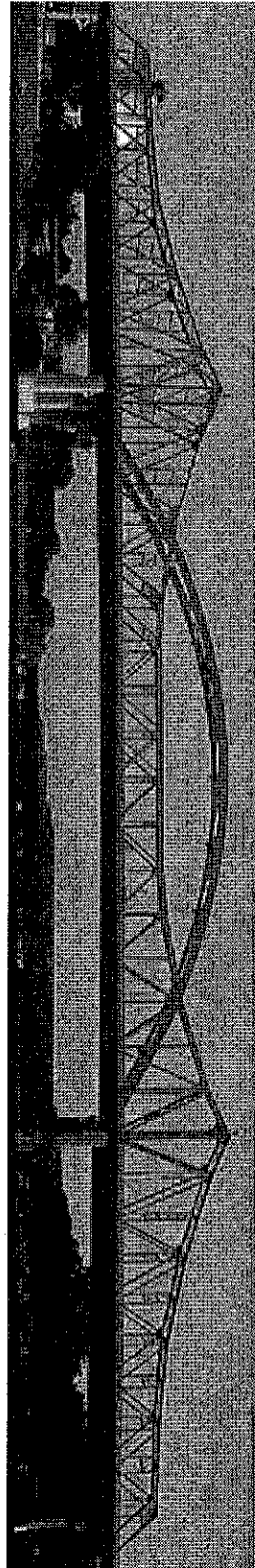
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312 WEST AVEN N LA CROSSE

Parcel: 17-20217-10 Internal ID: 68211
 Municipality: City of La Crosse Record Status: Current

Print View

Parcel Information:

Parcel: 17-20217-10
 Internal ID: 68211
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.170
 Township: 16
 Range: 07
 Section: 32
 Qtr: SW-SE

Legal 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 PRT N/S VAC ALLEY & PRT OF LOTS 3, 4, 9 & 10 BLK 7 OF 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 ALG E LN S1D25M27SE 7.95FT TO N LN VAC ALLEY ALG N LN 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 ALG W LN LOT 5 N1D25M40SW 49.98FT S89D38M 40SW

Parcel
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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 28SW
 7.11FT N1D25M40SW 30FT N89D37M28SE 26.08FT TO W 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 N1D25M40SW 114FT TO S
 R/W N89D35M54SE 10FT TO POB & EX PRT TAKEN FOR R/W IN DOC NO.
 1485338

Property Addresses:

<u>Street Address</u>	<u>City/(Postal)</u>
312 WEST AVE N	LA CROSSE
314 WEST AVE N	LA CROSSE

Owners /Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
BRIAN D BENSON	Owner	326 WEST AVE N	LA CROSSE	WI	54601-3575
BARBARA A BENSON	Owner	326 WEST AVE N	LA CROSSE	WI	54601-3575

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
2	Book 2	N

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 5
2012 + VOTING WARDS	2012+ Ward 11
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	OLDER DUPLEX

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

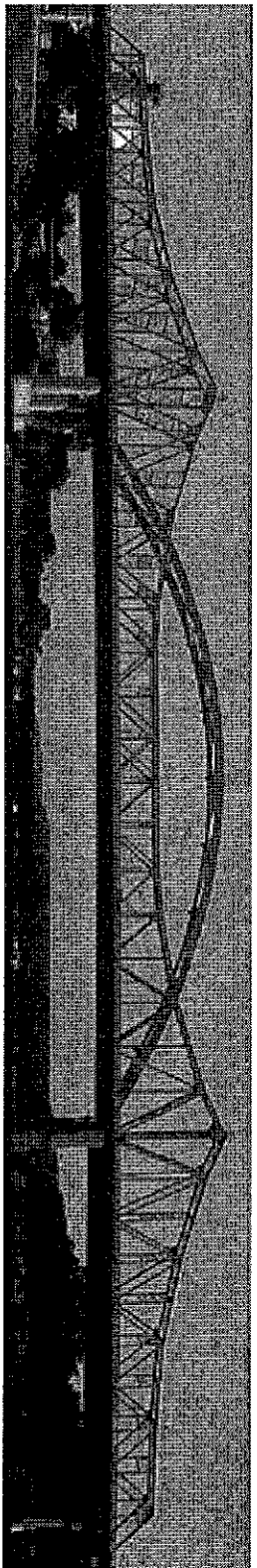
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304 WEST AVE N LA CROSSE

Parcel: 17-20259-40 Internal ID: 68215
 Municipality: City of La Crosse Record Status: Current

Print View

Parcel Information:

Parcel: 17-20259-40
 Internal ID: 68215
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.160
 Township: 16
 Range: 07
 Section: 32
 Qtr: SW-SE

Parcel
Taxes
Outstanding Taxes
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Permits
History

Legal Description:

PRT SW-SE COM INTER N LN & VINE ST & E LN WEST AVE N 50 FT TO POB E
 143FT N 66FT W 143FT S 66FT TO POB EX PRT INCL IN ALL LOTS 5, 6 & 7 N1/2
 VAC ALLEY PRT N/S VAC ALLEY & PRT OF LOTS 3, 4, 9 & 10 BLK 7 OF METZGER &
 PRT SW-SE BEG S R/W PINE ST & NW COR LOT 10 POB ALG W LN LOT 10
 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/W 13TH ST ALG W R/W S1D25M26SE 183.57FT TO N R/W 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 TO S LN LOT 4 ALG S LN
 N89D38M2SE 13.53FT N1D25M40SW 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 N1D25M40SW 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 40SW 114FT TO S R/W N89D35M 54SE 10FT TO POB & EX PRT TAKEN
 FOR R/W IN DOC NO. 1478757

Property Addresses:

<u>Street Address</u>	<u>City(Postal)</u>
304 WEST AVE N	LA CROSSE
304 WEST AVE N APT 1	LA CROSSE
304 WEST AVE N APT 2	LA CROSSE
304 WEST AVE N APT 3	LA CROSSE
304 WEST AVE N APT 4	LA CROSSE
304 WEST AVE N APT 5	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
PINE STREET PROPERTIES LLC	Owner	326 WEST AVE N	LA CROSSE	WI	54601-3575

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
2	Book 2	N

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 5
2012 + VOTING WARDS	2012+ Ward 11
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	APTS(5-10)

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

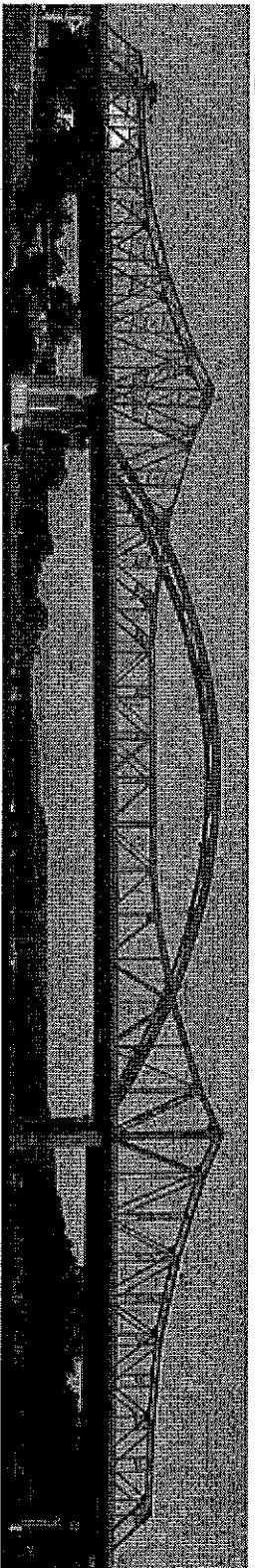
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1225 VINE ST LA CROSSE

Parcel: 17-20217-20 Internal ID: 68216
 Municipality: City of La Crosse Record Status: Current

Print View

Parcel Information:

Parcel: 17-20217-20
 Internal ID: 68216
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.820
 Township: 16
 Range: 07
 Section: 32
 Qtr: SW-SE

Legal 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 BEG
 S R/W PINE ST & NW COR LOT 10 POB ALG W LN LOT 10 SID25M28SE 155.56FT
 N89D 37M16SE 92.6FT TO E LN LOT 9 ALG E LN SID25M27SE 7.95FT TO N LN
 VAC ALLEY ALG N LN N89D37M16SE 46.3FT TO W R/W 13TH ST ALG W R/W
 SID25M26SE 183.57FT TO N R/W VINE ST ALG N R/W S89D38M40SW 158.88 FT
 TO SW COR LOT 5 ALG W LN LOT 5 NID25M40SW 49.98FT S89D38M40SW
 32.5FT NID25M 40SW 66.02FT TO S LN LOT 4 ALG S LN N89D38M2SE 13.53FT

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N1D25M40SW 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 N1D25M40SW 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 40SW 114FT TO S
 R/W N89D35M 54SE 10FT TO POB

Property Addresses:

<u>Street Address</u>	<u>City/Postal</u>
1225 VINE ST	LA CROSSE
1225 VINE ST APT 1	LA CROSSE
1225 VINE ST APT 2	LA CROSSE
1225 VINE ST APT 3	LA CROSSE
1225 VINE ST APT 4	LA CROSSE
1225 VINE ST APT 5	LA CROSSE
1225 VINE ST APT 6	LA CROSSE
1225 VINE ST APT 7	LA CROSSE
1225 VINE ST APT 8	LA CROSSE
1225 VINE ST APT 9	LA CROSSE
1225 VINE ST APT 10	LA CROSSE
1225 VINE ST APT 11	LA CROSSE
1225 VINE ST APT 12	LA CROSSE
1225 VINE ST APT 13	LA CROSSE
1225 VINE ST APT 14	LA CROSSE
1225 VINE ST APT 15	LA CROSSE
1225 VINE ST APT 16	LA CROSSE
1225 VINE ST APT 17	LA CROSSE
1225 VINE ST APT 18	LA CROSSE
1225 VINE ST APT 19	LA CROSSE
1225 VINE ST APT 20	LA CROSSE
1225 VINE ST APT 21	LA CROSSE
1225 VINE ST APT 22	LA CROSSE
1225 VINE ST APT 23	LA CROSSE
1225 VINE ST APT 24	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
PINE STREET PROPERTIES LLC	Owner	326 WEST AVE N	LA CROSSE	WI	54601-3575

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
2	Book 2	N

Additional Information

Category

2012+ VOTING SUPERVISOR
2012 + VOTING WARDS
POSTAL DISTRICT
Use

Description

2012+ Supervisor District 5
2012+ Ward 11
LACROSSE POSTAL DISTRICT 54601
APTS.(OVER 20)

Lottery Tax Information

Lottery Credits Claimed:

0

Lottery Credit Application Date:

La Crosse County Land Records Information
(Ver: 2019.3.7.0)

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