

David Vannucchi  
Development Analyst  
Three Sixty Real Estate Solutions, LLC  
1243 Badger Street  
La Crosse, WI 54601  
8/7/2024

City of La Crosse Common Council  
400 La Crosse St  
La Crosse, WI 54601

Dear Members of the Common Council,

I hope this letter finds you well. I am writing to you on behalf of Three Sixty Real Estate Solutions, LLC, regarding our 10th & Division project.

Due to the current pause in Traditional Neighborhood Development (TND) zoning, we are requesting to proceed with Residential R-5 zoning for this project.

A vital element of our project is the inclusion of community garden space, which we believe will substantially benefit the residents and the broader community. However, we understand that community garden space is not permitted under the current R-5 zoning regulations. Despite this, we wish to emphasize that our firm intends to incorporate this garden space into the project as soon as the zoning permits.

We kindly request your support and cooperation in facilitating this zoning change to Residential R-5 and, in the future, accommodating the zoning adjustments necessary to include the community garden space. We are eager to continue working closely with the City of La Crosse to bring this project to fruition and ensure it meets the highest community development standards.

Thank you for your time and consideration. We look forward to your favorable response and continued partnership.

Sincerely,

David Vannucchi  
Development Analyst  
Three Sixty Real Estate Solutions, LLC

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):

Three Sixty Real Estate Solutions 7 LLC

Owner of site (name and address):

Three Sixty Real Estate Solutions 7 LLC

Address of subject premises:

918, 920, 922, 928, 934, & 940 Division Street - La Crosse, WI

Tax Parcel No.:

17-30052- 30, 40, 50, 60, 70, & 80

Legal Description (must be a recordable legal description; see Requirements):

See attached

Zoning District Classification:

Washburn Residential / Public & Semi-Public

Proposed Zoning Classification:

RS

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:

Community gardens

Property is Proposed to be Used For:

Multifamily residential and community gardens.

Proposed Rezoning is Necessary Because (Detailed Answer):

Flexibility to construct multifamily townhomes while maintaining space to continue using part of the parcel for community gardens.

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

Rezoning will not be detrimental as it allows the proposed building to be pushed close to the existing alley and buildings to the south while leaving the majority of the site as open space for the community gardens and site amenities for future residents.

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

Rezoning will not be detrimental as it allows for the site to be utilized for medium density residential which is listed as a desirable use for the Washburn Neighborhood.

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 22 day of

Apr. 1, 2024.

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)

608-782-7368

(telephone)

8/1/24

(date)

jeremy@threesixty.biz

(email)

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 6th day of August, 2024.

Signed:  PL Manager  
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin )  
 ) ss  
COUNTY OF La Crosse )

The undersigned, Louise K. Olson, being duly sworn states:

1. That the undersigned is an adult resident of the City of Omaha, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 918, 920, 922, 928, 934, 940 Division 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.

  
Property Owner

Subscribed and sworn to before me this 1<sup>st</sup> day of August, 2024

Louise K. Olson  
Notary Public  
My Commission expires 10/27/2025

