

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

City of LaCrosse - Dawn Reinhart, Planning and Development  
400 LaCrosse St, LaCrosse, WI 54601

Owner of site (name and address):

Same as above

Address of subject premises:

618 Jackson St and 1004 7th St S

Tax Parcel No.: 17-30004-40 and 17-30004-20

Legal Description: The West 40 feet of Lot 25 and the West 40 feet of the North 1/2 lot 26 in Block 3 of E.S. Smith's Addition to the City of LaCrosse, LaCrosse County, Lot 25 and the North 10 feet of Lot 26 in Block 3 of E.S. Smith's Addition to the City of LaCrosse, LaCrosse County, Wisconsin EXCEPT the West 40 feet thereof.

Zoning District Classification: R-1 and R-2  
Single Family Residence

Proposed Zoning Classification: TND - General

- 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:

Currently the property is vacant land. The Replacement Housing Program demolished the structure at 618 Jackson, which was the former playd Pantry and the structure at 1004 7th St, a dilapidated duplex.

Property is Proposed to be Used For:

The Replacement Housing Program currently has a request for letters of interest for the development of the property. The request expresses the city's interest for commercial, mix use of multi family development.

Proposed Rezoning is Necessary Because (Detailed Answer):

To help attract interested developers and combine the lots.

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

The Developer will still need to seek approval for final plans. The future land use map has classified the zoning as TND. Prior use was for commercial and rental.

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

The proposed zoning meets the City's Future Land Use requirements.

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 18 day of June, 2018.

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.

Timothy Kabat  
(signature) Timothy Kabat, Mayor

608-789-7360 08/02/2019  
(telephone) (date)

reinhardt-da@cityoflacrosse.org  
(email)

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

Personally appeared before me this 2nd day of August, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Walter M. Egan  
Notary Public  
My Commission Expires: 6/23/21

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

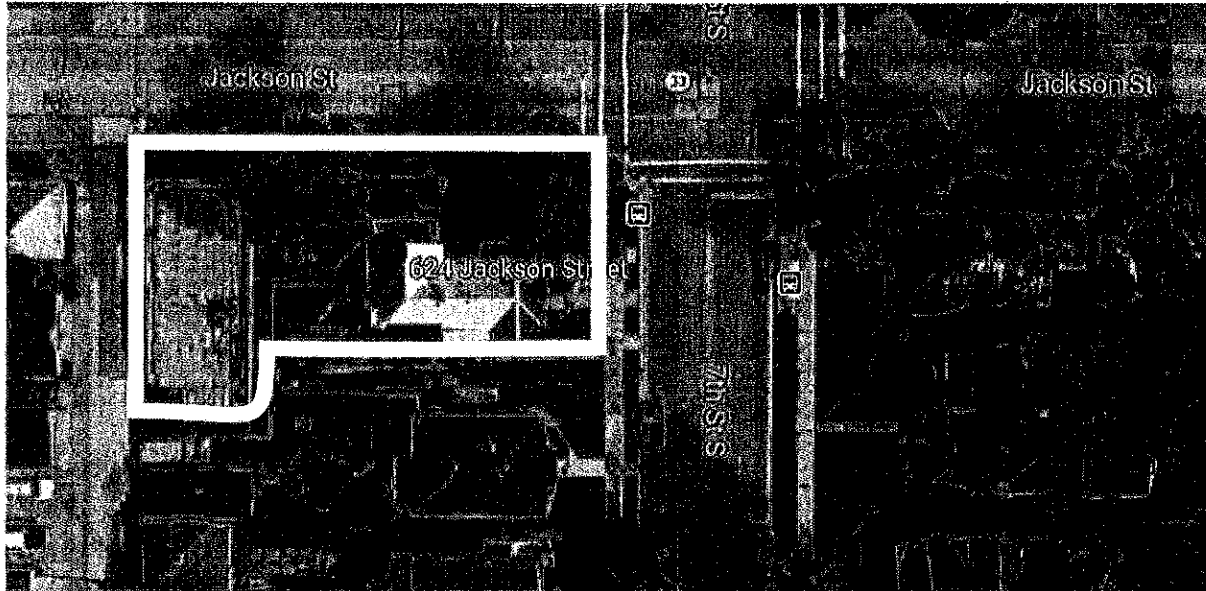
Review was made on the 31st day of July, 2019.

Signed: Justy Adkins, Senior Planner  
Director of Planning & Development

## Development Opportunity- Request for Letters of Interest

Price Revised May 20, 2019

"Plaid Pantry Site": 618 Jackson and 1004 7th St (Parcels 17-30004-20 and 17-30004-40) an urban site that is approximately 0.205 Acres or 8,929 square feet.



The City of La Crosse is soliciting Letters of Interest for the re-development of a small urban site. The City will assist in zoning and permitting for the selected developer. The closing on the property will not occur until all required zoning is in place to realize the selected development through this process. The City is looking for letters of interest for commercial development that enhance the neighborhood or for multi-family housing that is architecturally pleasing and well-designed. The City's preference is for taxable proposals and will not accept proposals for non-profit or government use. Exceptions to this may be granted for **a day care facility only**.

This is a high priority for development for the City and La Crosse County. The project may be eligible for the La Crosse County Acquisition and Demolition Grant Program.

**The City is selling the vacant parcel for \$25,000.**

Letters of Interest (LOI) will be accepted on an ongoing basis until an acceptable proposal is received. LOI shall be submitted to Dawn Reinhart at [reinhartda@cityoflacrosse.org](mailto:reinhartda@cityoflacrosse.org); mailed or personally delivered to the Planning Department, Attn: Dawn Reinhart, 400 La Crosse St, La Crosse, WI 54601. LOI are due by 5:00pm the first Tuesday of every month, for consideration by the Community Development Committee on the second Tuesday of every month.<sup>1</sup>

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<sup>1</sup> The City reserves the right to wait to make a decision on a proposal until more than one offer has been made.

- Within 15 days of contingent accepted offer<sup>2</sup>, City to provide a draft developer's agreement to Developer and Developer will have 15 days to respond with comments.
- City and Developer to come to agreement on Developers Agreement within 45 days of CDC approval.
- Within 60 days of CDC approval, Developer shall provide City with full details of proposal, including but limited to full architectural plans, evidence of financing and any additional details requested by Staff.<sup>3</sup>
- The CDC will review the detailed proposal and Developer's Agreement offer receives FINAL acceptance (contingencies for final architectural plans and execution of developers agreement are satisfied).
- City initiates process for rezoning and any variances for the planned development
- Zoning and variances is secured and closing on the property takes place not more than 30 days after zoning approval
- Developer has 6 months from the date of closing to commence construction.
- Developer has 12 months from commencement to complete construction.

### **Evaluation Process**

Staff and the Community Development Committee will evaluate the proposal based on the following criteria:

1. Qualifications and Experience of Developer and their Staff
2. Project Vision and Development Approach -those who best articulate their vision and its benefits for the neighborhood
3. Project Financial Feasibility and Development Team Capacity-can demonstrate their financial capacity to develop a project of this scope.

### **Reservation of Rights**

The City reserves the right to:

- Cancel or withdraw the Request for Letters of Interest
- Modify or issue clarifications
- Reject any submissions for any reason
- Consider a submission that is in non-compliant with the submission requirements
- Reject all submissions that are submitted under the LOI
- Modify the deadline for submissions or other actions
- Reissue the LOI, a modified LOI, or a new LOI, whether or not any submissions have been received in response to the initial LOI issuance.

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<sup>2</sup> At any time during the contingent offer period and for any reason either Party may choose cancel the agreement and release their right to title and interest in and to the contract, and any and all claims to the RLOI.

<sup>3</sup> More time may be given during this timeline depending on the complexity of the proposed project (i.e. Developers intention to acquire more properties around the site)