

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):

Todd Mandel  
225 15th Street South  
La Crosse, WI 54601

Owner of site (name and address):

La Crosse Community Housing Development Organization, Inc.  
201 Melby Street  
Westby, WI 54667

Address of subject premises:

928/930/926 5th Avenue South, 922/920/918 Fifth Avenue South  
421 Mississippi Street

Tax Parcel No.: 17-30114-110, 17-30114-120, 17-30114-130

Legal Description: Stoddard & Levys Addition, Lot 9, Block 15, Lot Size 60x169.5  
Stoddard & Levys Addition, Lot 10 Ex W 85Ft, Block 15 Lot Size 60x84.5  
Stoddard & Levys Addition, W 85Ft Lot 10, Block 15, Lot Size 85x60

PDD/TND: \_\_\_\_\_ General xx Specific \_\_\_\_\_ General & Specific

Zoning District Classification: Planned Development (all three parcels)

Proposed Zoning Classification: Planned Development (all three parcels)

Is the property located in a floodway/floodplain zoning district?

xxx Yes x No

Is the property/structure listed on the local register of historic places?

\_\_\_\_ Yes xx 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

Property is Proposed to be Used For:

Five units of owner-occupied housing implemented as two twindominiums and one single-family structure.

Proposed Rezoning is Necessary Because (Detailed Answer):

PDD zoning has already been approved. Seeking specific approval.

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

This project is replacing three dilapidated and blighted structures with five units of high-quality, owner-occupied housing.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):  
Project increases the percentage of homeowners and increases the tax base.

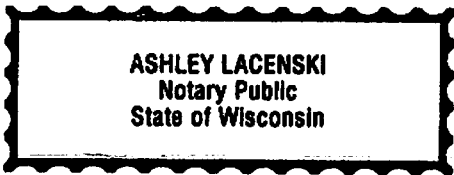
The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 30 day of April, 2015.

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]  
(signature)  
608 633 1496 2/28/17  
(telephone) (date)  
todd.mandel@conleccorp.org  
(email)

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

Personally appeared before me this 28<sup>th</sup> day of February, 2017 the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]  
Notary Public Ashley LACENSKI  
My Commission Expires: May 25, 2018

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 2<sup>nd</sup> day of March, 2017

Signed: [Signature], Senior Planner.  
Director of Planning & Development

Payment Amount: 700.00

CITY OF LA CROSSE, WI  
General Billing - 146060 - 2017  
003526-0008 Crystal H 03/03/2017 03:24PM  
176841 - HABITAT FOR HUMANITY



- (2) The Petition: Following the pre-petition conference, the owner or his agent may file a petition with the Office of the City Clerk for an amendment to the City's Master Zoning Map requesting designation as a Planned Development District. The procedure for rezoning to a planned development district shall be as required for any other change in zoning district boundaries, except that in addition thereto, the rezoning may only be considered in conjunction with a comprehensive development plan and shall be subject to the following additional requirements. The comprehensive development plan may be in the form of a general development plan in order to receive concept approval therefore requiring a two-step process or in the form of a combined general and specific comprehensive development plan in order to receive final approval in a simultaneous, single step approval process. Such petition shall be accompanied by a permit fee of \$500.00, as well as ten (10) copies of the following information:

- a. General Development Plan. A General Development Plan encompassing all of the property which the developer owns or controls which includes a statement which sets forth the relationship of the proposed Planned Development District to the City's adopted General Plan for the La Crosse Area or any adopted component thereof and the general character of and the uses to be included in the proposed Planned Development District, including the following information:
1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.
  2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.
  3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.
  4. Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.
  5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.
  6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.
  7. A legal description of the boundaries of lands included in the proposed Planned Development District.
  8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.
  9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways.
  10. Characteristics of soils related to contemplated specific uses.
  11. Existing topography on site with contours at no greater than two (2) foot intervals City Datum where available.
  12. General landscaping treatment.

## 5<sup>th</sup> and Mississippi Planned Development Specific Development Plan

### Narrative Answers

1. Total area of the project is 20,400 square feet. The density of the lots prior to redevelopment was 4.27 units per acre. Post redevelopment density will be 10.8 units per acre. Land is already zoned Planned Development and uses will meet that zoning classification.
2. Total development cost for the three lots is estimated to be \$1,050,000. This will include the construction of two owner-occupied, zero lot line twindos and one single family home.
3. At sale, these structures will be owned by each owner individually.
4. The twindos will be utilizing the exemption contained in the multi-family design ordinance that exists for zero-lot line twindominiums.
5. Start date: May 15, 2017. Construction of single-family home and one twindo by November, 2017. Completion of second twindow by June, 2018.
6. See attached.
7. Commencing at the East  $\frac{1}{4}$  corner of Section 6, thence 5 15'55'31" W 916.14 feet to the southeast corner of Lot 10, Block 15, Stoddard and Levy's Addition and the point of beginning of this description.
  - Thence N 89'52'11" W 173.13 feet to the southwest corner of said Lot 10,
  - Thence N 00'18"57" E 121.11 feet to the northwest corner of Lot 9, Block 15, Stoddard and Levy's Addition
  - Thence S 89'57'01" E 173.14 feet to the northeast corner of said Lot 9,
  - Thence S 00'19'12" W 121.35 feet to the point of beginning of this description.
8. Residential.
9. None of these areas currently exist with the three-parcel development area.
10. Soil is sandy loam and suitable for residential construction.
11. Previously provided.
12. Lots will be treated with residential lawns where appropriate as well as landscaping installations to help define property lines and borders.