18-0982

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):
SPIES CONSTRUCTION LLC
2011 LIBERTY ST.
LaCrosse, WI 54603

Owner of site (name and address):
CITY OF LACROSSE
400 LaCrosse St.
LaCrosse, WI 54601

Address of subject premises:
2226 Green Bay st.
LaCrosse, WI 54601

Tax Parcel No.: 17-50781-340, 350, 360, 370, 380, 390, 400, 410, 430, 440

Legal Description: Naval Reserve Addition lot 1, lot 2, lot 3, lot 4, lot 5, lot 6, lot 7, lot 8
Naval Reserve Addition outlet 2 and 3

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

Zoning District Classification: R-1 single family

Proposed Zoning Classification: TND - specific

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 lots

Property is Proposed to be Used For:
10 single family homes, shelter and green space

Proposed Rezoning is Necessary Because (Detailed Answer):
due to type of housing proposal

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

CITY OF LA CROSSE, WI
General Billing - 157915 - 2018
005133-0054 Courtney... 07/09/2018 10:37AM
5150 - SPIES CONSTRUCTION INC

Payment Amount: 700.00

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

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.

Trinity Kabatt
(signature)

608 789 7500 — 07/05/2018
(telephone) (date)

kabatt@cityflacrosse.org
(email)

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

Personally appeared before me this 5th day of July, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

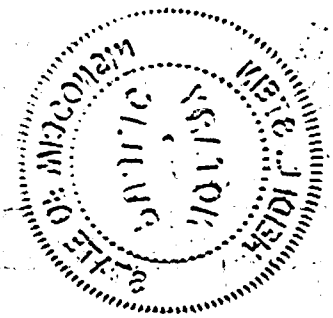
Heidi L Steup
Notary Public
My Commission Expires: 12/11/2020

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 July, 2018

Signed: Senior Planner
Director of Planning & Development



Naval Reserve Site

1. Attached
2. See attached
3. Small single family homes similar to ones in area around it. Similar size and height. Legal description---see attached plat.
4. Roads---see attached site plan.
5. Size of lots are 40' x 85' as laid out in attached plat.
6. See site plan.
7. Will have a Spies Construction LLC sign appro. 3' x 3' on site during construction. Would like to have an addition sign on green space/easement if possible. Would like to name addition SHIPYARD. Install entrance signs on Green Bay.
8. Landscape plan to be done by Paragon
9. See site plan
10. See plat
11. See plat
12. See plat
13. See plat
14. Not applicable
15. Timeline---finish development with five (5) years.
16. Restrictive covenents---located within the developers agreement which was approved by Common Council.
17. Erosion--site plan

(d) 10

(i) Plan on building 10 craftsman single family houses approx. 1,000 sq.ft. Minimum with attached garages, porch on front to easement. Houses to be 1 story, 1.5 story and possibly two story, Several interested people who are basically looking to downsize and want new home. Garbage pick up to be on Green Bay and Hyde Ave from the boulevard. Mailboxes can be located on the back of each house.