

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):

Nicholas A. Roush - Roush Rentals
707 LaCrosse St. Ste 102
La Crosse, WI 54601

Owner of site (name and address):

Property Logic, LLC
P.O. Box 2132
LaCrosse, WI 54602

Address of subject premises:

Lot 1+2 of WaterView Subdivision

Tax Parcel No.:

TBD

Legal Description:

Lot 1+2 of WaterView Subdivision

PDD/FND:

X

General

Specific

General & Specific

Zoning District Classification:

Agricultural

Proposed Zoning Classification:

PDD General

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?

X 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:

See Attached

Property is Proposed to be Used For:

See Attached

Proposed Rezoning is Necessary Because (Detailed Answer):

See Attached

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

See Attached

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

See Attached

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.

[Handwritten Signature]

(signature)

608-498-3333

(telephone)

7/5/18

(date)

nick@roushrentals.com

(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.



Chris D Moon

Notary Public

My Commission Expires: 8-14-2020

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 6 day of July, 2018.


Signed: [Handwritten Signature] OBO Jason Gilman
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF LaCrosse)^{ss}

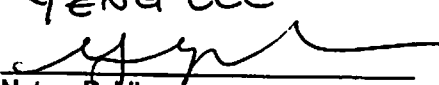
The undersigned, Karl Schilling, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at lots 1+2 of proposed waterview subdivision
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

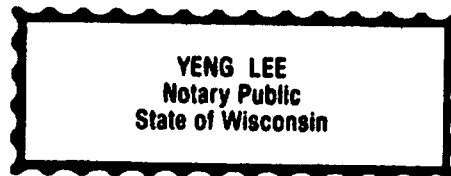


Property Owner

Subscribed and sworn to before me this 6 day of July, 2018

YENG LEE


Notary Public
My Commission expires 8-17-2020



YENG LEE
Notary Public
State of Wisconsin

Petitioner: Nicholas A. Roush, Roush Rentals, 707 La Crosse St. Ste 102, La Crosse, WI 54601

Property is Presently Used For:

- The Property is currently vacant land, ready for development as part of the approved Waterview Subdivision. Roadways and infrastructure are currently being installed.

Property is proposed to be used for:

- The proposed use of the property is to develop two "Multifamily" housing projects with approximately 68 total units. This final quantity of units may vary based on the final zoning and Multifamily housing approval processes.
- We feel this location provides excellent accessibility to the greater La Crosse area, creating financial viability and long term sustainability.

Proposed Rezoning is Necessary Because:

- Currently the property is zoned Agricultural, the type of development we are proposing requires the property be zoned "PDD General"

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because:

- The proposed rezoning and development is in alignment with the City of La Crosse's Long Term Comprehensive Plan for PDD zoning at this location.
- This project will provide a substantial gain in Property Tax revenue for the land parcel, aiding the City of La Crosse in the financial obligations of City services. Benefitting the neighborhood and the City. The project cost will be in excess of five million dollars.
- Given the parcel's close proximity to commercial and employment opportunities, it should provide an excellent living opportunity within the City of La Crosse vs. the neighboring suburbs.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies because:

- The proposed project is in alignment with the City's Long Range Comprehensive Plan Goals as set forth by the La Crosse Planning Department.