

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. Boush
1522 Winnebago St.
LaCrosse, WI 54601

Owner of site (name and address):

Sunset 16 LLC - Chris Weiss
1718 Stark Rd 16
LaCrosse, WI 54602

Address of subject premises:

3004 Gillette St.
LaCrosse, WI 54603

Tax Parcel No.: 17-10286-180/17-10286-183/17-10286-210

Legal Description: See Attachment

PDD TND: General Specific General & Specific

Zoning District Classification: C-2

Proposed Zoning Classification: PDD - 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 consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

See Attachment

Property is Proposed to be Used For:

See Attachment

Proposed Rezoning is Necessary Because (Detailed Answer):

See Attachment

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

See Attachment

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

See Attachment

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 _____, _____.

Note: Purchase of the property is contingent upon zoning + plan approval.

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)

12/4/15

(date)

nroush@mastershvac.com

(email)

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

Personally appeared before me this 4th day of December, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Handwritten Signature: Opdi L. Schell]

Notary Public

My Commission Expires: 3-18-17

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 & Inspections Department 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 4th day of December, 2015.

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

Petitioner: Nicholas A. Roush, 1522 Winnebago St. La Crosse, WI 54601

Property is Presently Used For:

- The Property is currently vacant land, ready for redevelopment.
- All previous structures have been demolished.

Property is proposed to be used for:

- The proposed use of the property is to develop two (16) Unit “multifamily” buildings.
- We would like to phase the construction of this project by completing the first building and as demand for the property dictates, develop the second building.
- We feel this location provides excellent accessibility to the greater La Crosse area and as such should help the project be financially viable and provide long term sustainability.

Proposed Rezoning is Necessary Because:

- Currently the property is zoned “C-2” Commercial. The type of redevelopment we are proposing requires the property be zoned “PDD” or Planned Development District.

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 PUD 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 over two 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.



December 3, 2015

To Whom it May Concern,

Please see the attached plan for the proposed redevelopment of the "Sunset 16" Site. The site is located on the South East Corner of Hwy 16 and Gillette St. and is 1.31 acres in size.

We are very excited about this project! Our hope is to construct two buildings, in two phases, as market demand dictates. Each building would have sixteen, high end, two bedroom apartments, 32 total units. We will also provide garages and adequate off street parking. The tenant for these residences will hopefully work in the City of La Crosse.

We have met with the City of La Crosse Planning Department regarding this project. Based on our discussions, our proposal is in alignment with the City's Long Term Comprehensive plan. The site is currently zoned "C-2" Commercial. The City's Long Term Comprehensive Plan allows for "PDD" Planned Development District zoning, as required for our proposed redevelopment. Our proposed design also meets with the intent of the City of La Crosse Multifamily Housing Standards.

We have offered to purchase the property, contingent upon the proposed rezoning and redevelopment plan approval by the City of La Crosse. Under the current owner's tenure, the structures on the property were razed and the site is currently "shovel ready". As the land is currently vacant, our proposed redevelopment would provide a substantial increase in Property Tax revenue, bringing the parcel to its "Highest and Best Use". The cost of this entire project will be over two million dollars and we are hopeful for construction to commence in 2016.

In summary, we look forward to creating a new residential asset for the City of La Crosse. This location has wonderful proximity to both commercial and employment opportunities in the City, creating an excellent long term asset for the City of La Crosse. Our family is directly involved with the care and management of our rental property, we are not absentee landlords. We also believe in the growth of the City of La Crosse and we are willing to invest in its future! We hope you agree our proposal for redevelopment of this site would benefit the City of La Crosse. If you have questions and would like to talk about our proposal, I encourage you to reach out to me.

Most Sincerely,

Nicholas A. Roush

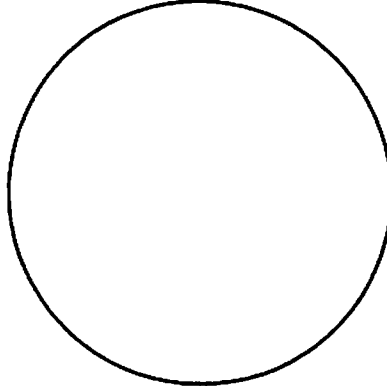
Principle
Roush Rentals
1522 Winnebago St.
La Crosse, WI 54601
(608) 498-3333

SURVEYOR'S CERTIFICATE

To: TCI, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1,4,5,6,7(a),8,11(a),11(b),13 and14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Christopher W. Fechner
Registered Land Surveyor
Registration No. RLS # 2448
Date:



LEGEND

- = Found 3/4" Iron Bar (unless stated otherwise)
 - = Set 3/4" x 24" Iron bar (1.50 lb/lin. ft.)
 - = Recorded dimensions
 - = Utility Manhole
 - = Sanitary Sewer Manhole
 - = Storm Sewer Manhole
 - = Access Cover (10")
 - = Guy Anchor
 - = Utility Pole
 - = Inlet
 - = Sign
 - = Water Valve
 - = Boundary of this survey
 - = Centerline
 - = Fiber Optic
 - = Television Cable
 - = Electric
 - = Over Head Utility
 - = Water
 - = Storm Sewer
 - = Sanitary Sewer
- Interval = f

LEGAL DESCRIPTION

All of Outlot 1, Certified Survey Map, Volume 12, Page 113 and Lot 2, Certified Survey Map, Volume 12, Page 112; part of Lot 1, Certified Survey Map, Volume 12, Page 113; located in Government Lot 6, Section 21, T16N-R7W, City of La Crosse and Town of Medary, La Crosse County, Wisconsin described as follows:

Commencing at the East 1/4 corner of said Section 21, thence S 85°22'11" W 588.11 feet to the South right-of-way line of County Road "BM" and the point of beginning of this description:

thence S 07°29'31" W 153.44 feet to the southwest corner of said Lot 1;

thence S 11°34'00" W 204.96 feet of the southeast corner of said Lot 2;

thence N 79°53'21" W 161.07 feet to the southwest corner of said Lot 2 and the East right-of-way line of State Road "16";

thence N 10°06'39" E 342.93 feet to the South right-of-way line of County Road "BM"

thence S 85°21'26" E 160.00 feet to the point of beginning.

Subject to any easements, covenants and restrictions of record.

COULEE REGION LAND SURVEYORS, INC.

917 SO. 4TH STREET - P.O. BOX 1954

LA CROSSE, WISCONSIN 54601

PHONE (608) 784-1614 FAX (608) 784-1408