

**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):

CT Real Estate Investments LLC Tom Coleman  
W5864 State Road 33  
La Crosse, WI 54601

Owner of site (name and address):

CT Real Estate Investments LLC  
W5864 State Road 33  
La Crosse, WI 54601

Address of subject premises:

1440 State Road 16  
La Crosse, WI 54601

Tax Parcel No.: 17-10286-173

Legal Description: Part of Government Lot 5 and Government Lot 6, Section 21, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin as described in the attached Plat of Survey (Coulee Region Land Surveyors, 08-30-2018)

PDD/TND:               General    Specific   X   General & Specific

Zoning District Classification: Current Zoning is R1 Single Family Residential

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:

Property currently has three separate single family rental houses.

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Property is Proposed to be Used For:

One multi-family residential apartment building consisting of 12 two bedroom apartments and 12 one bedroom apartments. The site will also include a separate 12 stall garage and a parking lot sufficient in size to provide one parking stall per bedroom in conjunction with the 12 stall garage.

Proposed Rezoning is Necessary Because (Detailed Answer):

R1 does not allow a 24-unit, 36-Bedroom apartment. Regular multi-family zoning districts don't allow separate accessory structures, the proposed garage, of the size proposed for this site/development.

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

The project provides higher density residential development than what is currently existing at the site. Utilities serving this site are adequate for the proposed development. The parcel is immediately adjacent to other multi-family apartment development, including TND/PDD. This area, in general, has been moving toward multi-family residential development for some time, under City of La Crosse planning oversight. This project continues that established trend.

CITY OF LA CROSSE, WISCONSIN  
COMMUNITY DEVELOPMENT DEPARTMENT

COMMUNITY DEVELOPMENT DEPARTMENT  
1000 1ST AVENUE  
LA CROSSE, WISCONSIN 54601

CITY OF LA CROSSE, WI  
General Billing - 162815 - 2019  
005891-0003 Courtney... 01/08/2019 09:01AM  
196661 - C/T REAL ESTATE INVESTMENTS L...

Payment Amount: 700.00

ACCOUNT INFORMATION  
ACCOUNT NUMBER: 00000000000000000000  
ACCOUNT TYPE: CREDIT CARD  
CARD NUMBER: 0000 0000 0000 0000  
EXPIRATION DATE: 00/00/00-00/00/00  
CARDHOLDER NAME: 00000000000000000000  
MERCHANT NAME: 00000000000000000000  
MERCHANT ADDRESS: 00000000000000000000  
MERCHANT CITY: 00000000000000000000  
MERCHANT STATE: 00000000000000000000  
MERCHANT ZIP: 00000000000000000000

STATEMENT OF WORK

STATEMENT OF WORK  
PROJECT NAME: 00000000000000000000  
PROJECT NUMBER: 00000000000000000000  
PROJECT START DATE: 00/00/00  
PROJECT END DATE: 00/00/00

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

The project redevelops a parcel which is becoming blighted, removing three single family homes with low valuation, and replacing it with a new 36-bedroom, high density apartment building. The project provides additional housing, and increases the value of the property, as well as the tax base of the City.

**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 16th day of June, 2016.**

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)  
608-784-2729 01/03/2019  
(telephone) (date)  
tjcrents@gmail.com  
(email)

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

Personally appeared before me this 3 day of JANUARY, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public LACY J. OLSON  
My Commission Expires: FEBRUARY 13, 2021

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 7<sup>th</sup> day of JANUARY, 2019

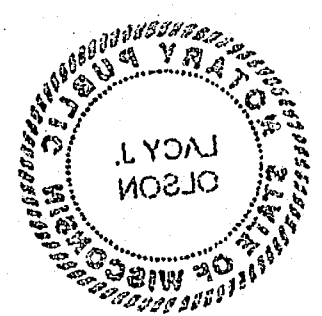
Signed: [Signature]  
Director of Planning & Development

Planned Housing will not be permitted in the City's Long Range Comprehensive Plan (LRP) (Ordinance 1989-01) and Public Works (Ordinance 1989-02). The City's Long Range Comprehensive Plan (LRP) (Ordinance 1989-01) and Public Works (Ordinance 1989-02) are the only documents that have been adopted by the City Council. The City Council has the authority to amend these documents at any time.

The subject property was purchased by the City of Eugene on the 15th day of June, 1989. The subject property is located at 1234 5th Avenue, Eugene, Oregon 97401.

The subject property is currently zoned R-1. The City Council has the authority to change the zoning of this property at any time.

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Signature)



STATE OF OREGON  
COUNTY OF LA CROSE

Notary Public for Oregon, My Commission Expires on 12/31/2000. I hereby certify that the foregoing is a true and correct copy of the original as shown to me by the person who presented it for recording.

\_\_\_\_\_  
(Signature)  
Notary Public for Oregon  
My Commission Expires on 12/31/2000

At a meeting of the Planning & Development Commission held on the 15th day of June, 1989, at Eugene, Oregon, the following resolution was adopted: The Commission hereby approves the rezoning of the subject property from R-1 to R-2.

BY THE CITY CLERK, I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE PERSON WHO PRESENTED IT FOR RECORDING.

\_\_\_\_\_  
(Signature)  
City Clerk  
City of Eugene, Oregon

AFFIDAVIT

STATE OF Wisconsin )  
COUNTY OF La Crosse ) ss

The undersigned, Tom Coleman, 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 1440 State Road 16, La Crosse, Wisconsin, 54601.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



*Tom Coleman*  
Property Owner

Subscribed and sworn to before me this 3 day of January 2019

*Lacy J. Olson*  
Notary Public Lacy J. Olson  
My Commission expires February 13, 2021

AFFIDAVIT

STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

I, the undersigned, John Coleman, being duly sworn, depose and say that

1. The within and foregoing is an exact and true copy of the \_\_\_\_\_  
of the \_\_\_\_\_ State of Wisconsin.

2. That the within and foregoing is a true and correct copy of the property records in  
the \_\_\_\_\_ State of Wisconsin.

3. By signing this Affidavit, the undersigned and others the applicant for a record herein  
have admitted and warranted (jointly and severally) to be true and correct.

\_\_\_\_\_  
John Coleman



Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_ 20\_\_\_\_.