

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):

Three Sixty Real Estate Solutions LLC  
1243 Badger Street  
La Crosse, WI 54601

Owner of site (name and address):

~~Same as Above~~ 5170 Development LLC  
1243 Badger St  
La Crosse WI 54601

Address of subject premises:

1319 + 1325 St Andrew Street  
La Crosse WI 54603

Tax Parcel No.: 17-10289-40

Legal Description: See attached Plat

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

Zoning District Classification: Planned Development - General

Proposed Zoning Classification: Planned Development - Specific

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:  
Vacant

Property is Proposed to be Used For:  
Multifamily Housing and Activity Center

Proposed Rezoning is Necessary Because (Detailed Answer):  
Property will remain Planned Development.

Please see application narrative for additional information.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):  
Proposed use is consistent with neighboring parcels to the north of the site.

Please see application narrative for additional information.

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

Please see application narrative for additional information.

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 18<sup>th</sup> day of November, 2014.

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)

608-782-7365  
(telephone)

4/2/2021  
(date)

jeremy@threesixty.bz  
(email)

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

Personally appeared before me this 2<sup>nd</sup> day of April, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Louise K Olsen  
Notary Public  
My Commission Expires: 10/27/2021

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Director of Planning & Development

