

PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

PINE STREET PROPERTIES LLC
326 WEST AVE. NO.

Owner of site (name and address):

PINE STREET PROPERTIES LLC
326 WEST AVE. NO.

Address of subject premises:

503, 509, 511, 513 12TH ST. NO. & 1117 BADGER ST.

Tax Parcel No.:

17-20161-10, 17-20160-140, 17-20160-130, 17-20161-20

Legal Description:

LOTS 10, 11, 12 BLOCK 26 T BURNS,
HS DURAND, ST SMITH & FM RUBLES ADD.

Zoning District Classification:

R#5 - MULTIPLE DWELLING

Proposed Zoning Classification:

SPECIAL MULTIPLE R6

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?

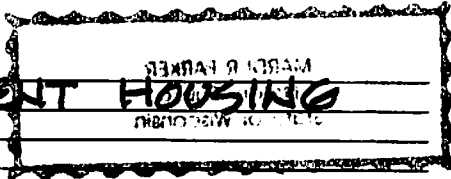
Yes No

Is the Rezoning consistent with the policies of the Comprehensive Plan?

Yes No

Property is Presently Used For:

5 STRUCTURES FOR STUDENT HOUSING



Property is Proposed to be Used For:

NEW APARTMENTS FOR STUDENT HOUSING

Proposed Rezoning is Necessary Because (Detailed Answer):

REZONING PROVIDES A MORE FAVORABLE
MIX OF APARTMENT TYPES

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

ALLOWS THE DEMOLITION OF MARGINAL
HOUSING & REPLACES IT WITH NEW HOUSING
THAT MEETS NEW HOUSING STANDARDS

Vertical text on the right margin, including 'City of La Crosse' and 'Department of Planning & Development'.

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

NEW HOUSING INCREASES TAX BASE, CONTROLS
STORM WATER & PROVIDES LANDSCAPING THAT
MEETS CITY STANDARDS.

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 15 day of JUNE, 1994.

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.

Brian Benson

(signature)

608 782-3776

(telephone)

9/2/2014

(date)

BRIAN@BENSONMANAGEMENT.COM

(email)

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

Personally appeared before me this 2nd day of September, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Mardi R Parker

Notary Public

My Commission Expires: Nov 6th, 2017

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 2nd day of September, 2014

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



Benson Management, Inc.

326 West Ave. North - La Crosse, WI 54601 - TELEPHONE (608) 782-3776

September 4, 2014

Dear City Council Members,

Pine Street Properties LLC formally requests a zoning change from R-5 Multiple to R-6 Special Multiple for the properties located at 503, 509, 511, and 513 N. 12th Street and 1117 Badger Street.

Rezoning will allow for a building with a greater mix of apartment types/sizes.

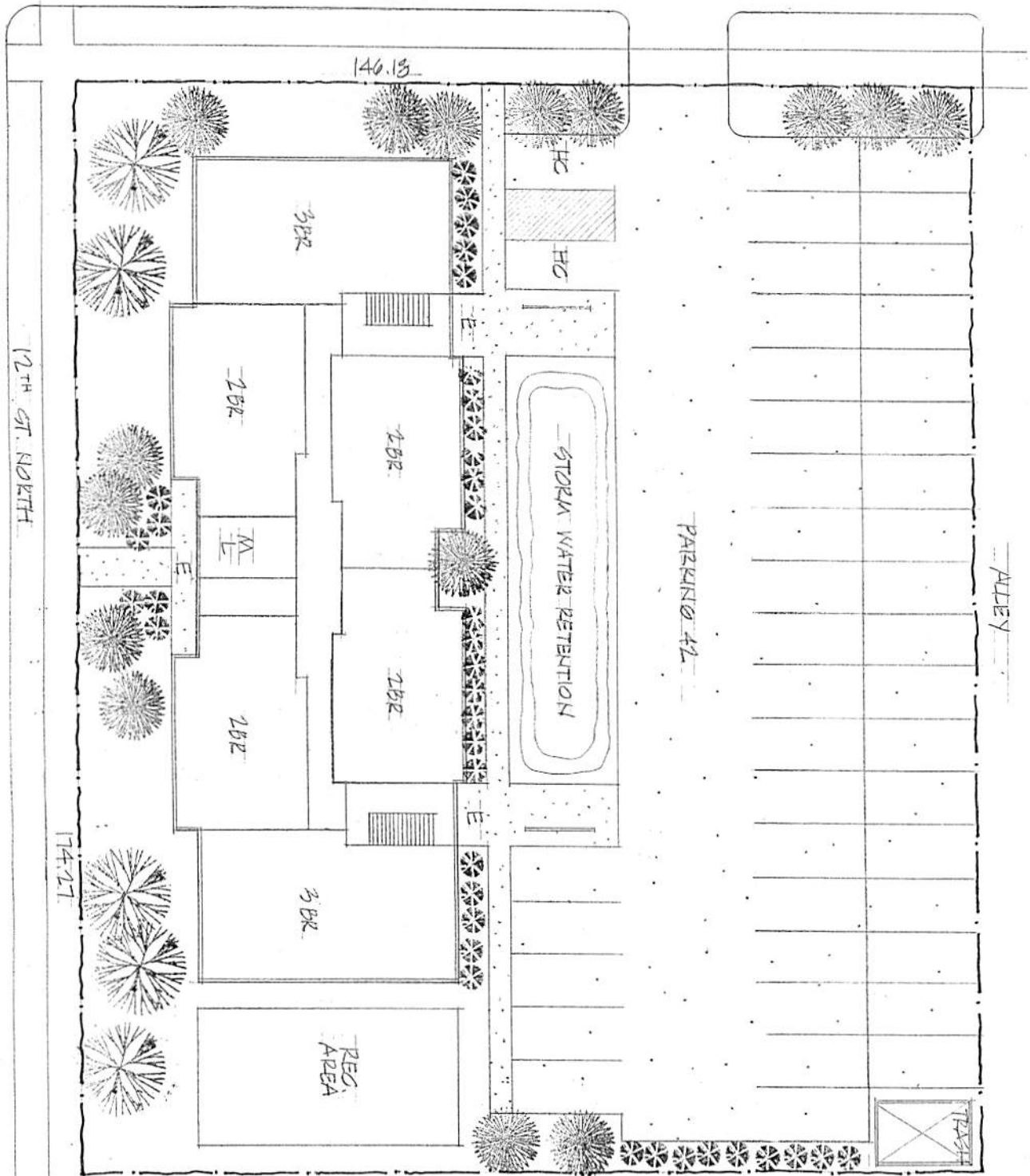
Pine Street Properties/Benson Management Inc. has built 17 similar buildings in the area over the last 20 years and has a solid history of building quality housing for students.

This project will replace 5 marginal structures with new student housing that will meet or exceed the City's design standards. The project will also create better storm water control, increase the tax base, and will make the neighborhood a more beautiful place.

Sincerely,

Brian Benson

BADGER ST.



ALLEY

PARKING 42

STORM WATER RETENTION

146.13

12TH ST. NORTH

174.27

13 UNIT APARTMENT BLDG.
 0 3 BR - 10
 12 2 BR - 24
 42 BR - 42 PARKING

SITE PLAN
 1-16-00



T. Burns, H.S. Durand,
S.T. Smith & F.M. Rublees Addition

4

20' Alley

9

Block 26

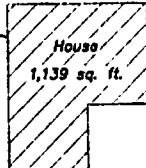
33'

33'

3

25,438 sq. ft.
0.58 acres

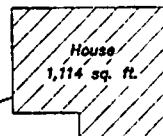
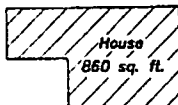
10



58.09'
(57.79')

2

M 2152.00 N
174.13'
58.05'
(57.79')



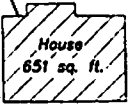
58.09'
(57.79')

11

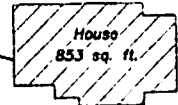


S 003°26' E
174.27'

1



12



(57.79') 58.09'

(145.75') 146.18' S 89°36'29" W

33'

12th Street North

Bearing Basis: The La Crosse County Coordinate System.

Badger Street

Graphic Scale



(IN FEET)
1 inch = 30 ft.

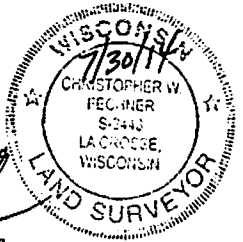
LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb./ln. ft.)
- () = Recorded dimensions
- = Boundary of this survey
- = Centerline
- U-U- = Utility lines
- X-X- = Fence line
- ⊙ = Utility Pole

SURVEYORS CERTIFICATE

I, Christopher W. Fachner, Registered Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no visible encroachments other than those shown.

Christopher W. Fachner
Christopher W. Fachner, RLS 2448



SURVEY FOR
Mr. Brian Benson

Lots 10, 11 & 12, Block 26
T Burns, HS Durand, ST Smith & FM Rublees Add.
City of La Crosse, La Crosse County, WI
503, 509, 511, 513 12th ST. & 1117 Badger ST.

DRAWN BY:	DATE:
CF TS	7-30-2014
REVISED BY:	DATE:
SCALE:	1" = 30'

SHEET 1 OF 1

PROJECT NO.:
S-6764

FIELD CREW:
RC

Coulee Region Land Surveyors

917 SOUTH 4TH STREET - P.O. BOX 1954
LA CROSSE, WISCONSIN 54601
PHONE (608) 784-1614 FAX (608) 784-1408
www.couleeregionlandsurveyors.com