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

DUPLICATE RECEIPT
CITY CLERK/LICENSES
PG306427090 001-131004
10/04/13 10:15AM PAID 300.00

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address): BRIAN BENSON, 326 WEST AVE. NO.

Owner of site (name and address): BRIAN BENSON, 326 WEST AVE. NO.

Address of subject premises: 1216 PINE ST., 1228 PINE ST., 1230 PINE ST., 319 13TH ST. NO.

Tax Parcel No.: 17-20217-080, 17-20217-070, 17-20217-060, 17-20217-50

Legal Description: 1216 PINE ST. - LOT 10 IN BLOCK 7 OF METZGER & FUNK ADD.
1228 PINE ST. - LOT 9 IN BLOCK 7 OF METZGER & FUNK ADDITION
1230 PINE ST. - LOT 8 IN BLOCK 7 NORTH 80 FT. METZGER & FUNK ADDITION
319 13TH ST. NO. - LOT 8 EXCEPT NO. 80' BLOCK 7, METZGER & FUNK ADD.

Zoning District Classification: R5

Proposed Zoning Classification: RO Special Multiple

Is the property located in a floodway/floodplain zoning district? ___ Yes _/_ No

Is the property/structure listed on the national 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:

UNIVERSITY STUDENT RENTALS HOUSING

Property is Proposed to be Used For:

UNIVERSITY STUDENT RENTAL HOUSING

Proposed Rezoning is Necessary Because (Detailed Answer):
LOT AREA PER UNIT IS NOT COMPATIBLE WITH THE PROPOSED MIX OF DWELLING UNITS.
EXISTING 1500 SF/UNIT, PROPOSED 400 SF/UNIT

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
IT IS COMPATIBLE WITH ADJACENT ZONING & CLEANS UP OLDER PROPERTIES & REPLACES THEM WITH NEW UNITS WITH ALARM & SPRINKLER SYSTEMS.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
THE HIGHER DENSITY IN THE UNIVERSITY AREA PROVIDES NEEDED HOUSING FOR THE PROPOSED ENROLLMENT INCREASES AND ALLOWS FOR THE CREATION OF MORE GREEN SPACE & LANDSCAPING WITH THE PROPOSED PROJECT.

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 1 ***day of*** JUNE, 2004.

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 D. Benson
(signature)

608-782-3776 9/27/2013
(telephone) (date)

BRIAN@BENSONMANAGEMENT.COM
(email)

MARDI R PARKER
Notary Public
State of Wisconsin

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

Personally appeared before me this 27th day of Sept., 2013, 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: 12/1/13

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

Review was made on the 27th day of Sept, 2013.

Signed: [illegible], **Director of Planning & Development**

Sec. 15.34 of Code of Ordinances, City of La Crosse
Rev. 2/12

AFFIDAVIT

STATE OF WISCONSIN)
) ss
COUNTY OF LA CROSSE)

The undersigned, BRIAN BENSON, 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 1216 PINE ST, 1228 PINE ST, 1230 PINE ST., 319 13TH ST. N.

3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit, district change or amendment (circle one) for said property.

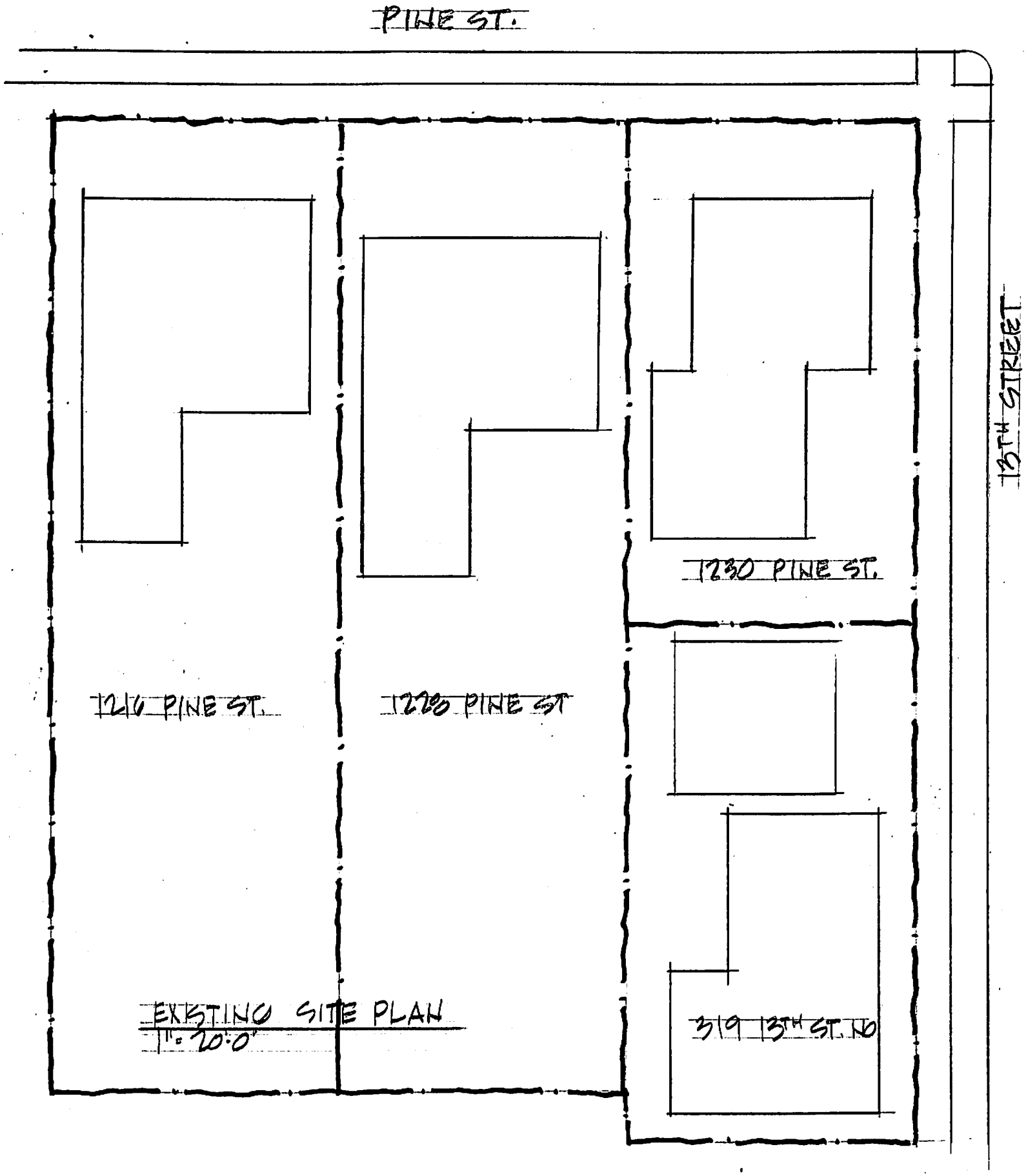
Brian D. Benson

Subscribed and sworn to before me
this 27th day of Sept., 2013

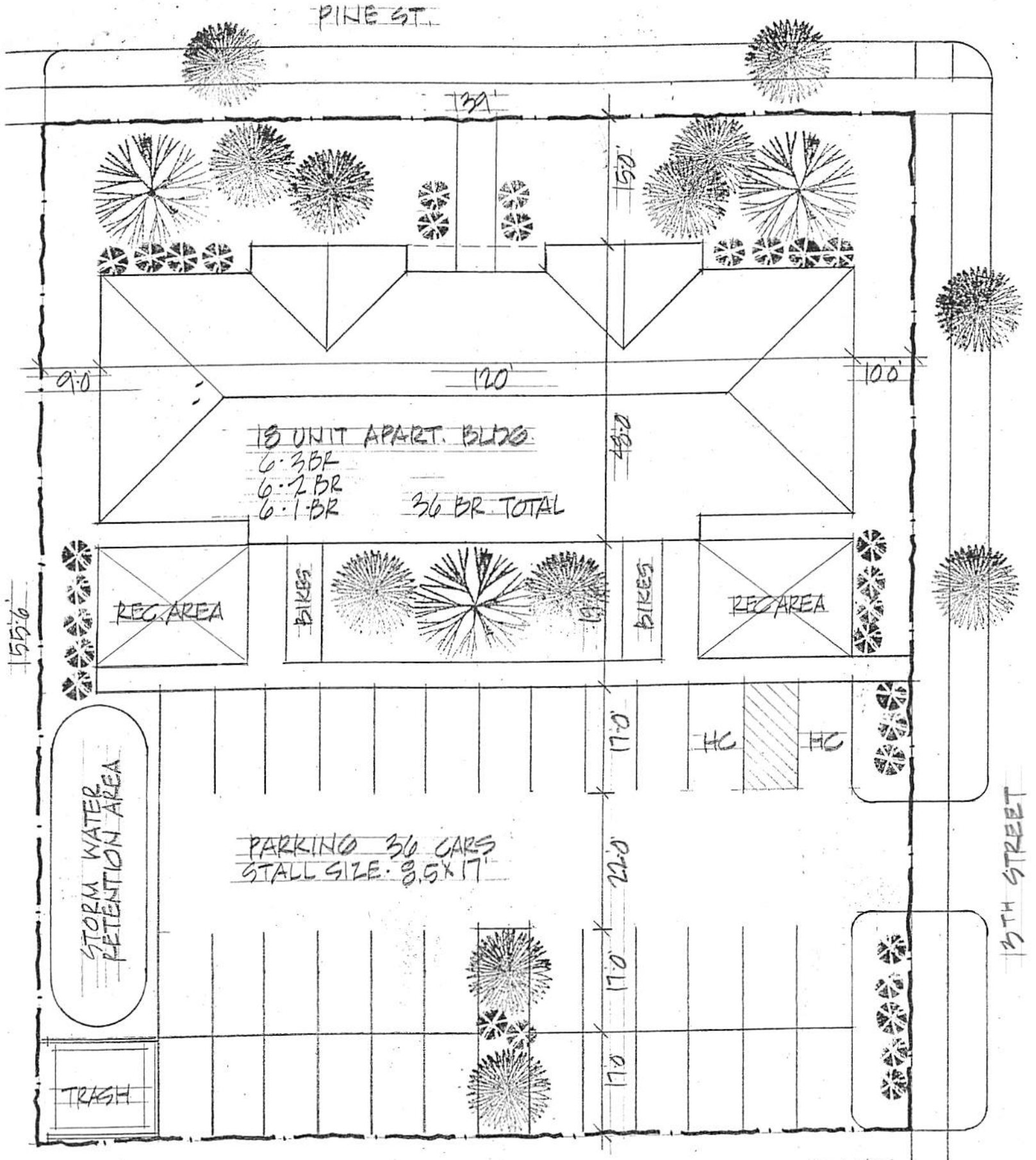
Mardi R. Parker
Notary Public
My Commission expires 12/1/13.

MARDI R PARKER
Notary Public
State of Wisconsin

MARCI R RATZER
Notary Public
State of Wisconsin



EXISTING SITE PLAN
1" = 20'-0"



SITE PLAN 1" = 20'-0"

LOT AREA: 139 X 155.5 = 21,645 SF
REQUIRED LOT AREA
18 X 1500 = 27,000 S.F.