

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):

Sunnyside Apartments, LLC c/o Nick Roush (Roush Rentals)  
707 La Crosse St. Suite 102  
La Crosse, WI 54601

Owner of site (name and address):

Same as above

Address of subject premises:

3850 Sunnyside Dr.  
La Crosse, WI 54601

Tax Parcel No.: part of Parcel # 17-50465-740

Legal Description: Lot 2 of WaterView Subdivision

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

Zoning District Classification: PDD General

Proposed Zoning Classification: PDD 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:  
See Attached

Property is Proposed to be Used For:  
See Attached

Proposed Rezoning is Necessary Because (Detailed Answer):  
See Attached

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

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

See Attached

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 24<sup>th</sup> day of August, 2018.

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)

609-498-3333

(telephone)

8/29/18

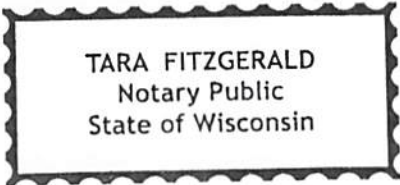
(date)

Nick @ roushrentals.com

(email)

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

Personally appeared before me this 28<sup>th</sup> day of August, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]  
Notary Public  
My Commission Expires: 5/1/2022

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 28<sup>th</sup> day of August, 2018.

Signed: [Signature]  
Director of Planning & Development

**Petitioner:** Roush Rentals - Nicholas A. Roush, 707 La Crosse St. Ofc 102, La Crosse, WI 54601

**Legal Descriptions:**

- Lot 2 of the Waterview Subdivison – See attached Plat

**Property is Presently Used For:**

- The Property is currently vacant land, infrastructure developed and ready for construction. All previous structures have been demolished.

**Property is proposed to be used for:**

- The proposed use of the property is to develop a new 38 unit “Multifamily Housing” building.
- We feel this location provides excellent accessibility to downtown La Crosse, making it financially viable and providing long term sustainability.

**Proposed Rezoning is Necessary Because:**

- Currently the property is zoned PDD General and must become PDD Specific to move forward with construction.

**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 Planning Department planned use for this site, as approved in the Plat.
- 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 likely be in excess of 2.5 million dollars.
- Given the parcel’s close proximity to commercial, employment and education 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.

### **“Specific” Planned Development District (PDD) Items**

1. All Items Addressed In Submitted Site Plan
2. All Boundaries and Descriptions are above and defined as “Lot 2” in the attached Plat.
3. The Land Is Surrounded by
  - a. Residential and Agricultural property, as well as the Mississippi River on the HWY 35 Corridor entering the City of La Crosse.
4. Public and Private roads are shown on the Submitted Site Plan and Development Plat.
5. All Buildings and Locations are detailed on the submitted Site Plan
6. All Facilities are detailed on the submitted Site Plan
7. All Signage is detailed on the submitted Site Plan
8. All Landscaping is detailed on the submitted Landscape & Lighting plan
9. All architectural plans are submitted
10. All utility locations are noted on the submitted Site Plan
11. All private utilities are noted on the submitted Site Plan
12. All Soils are noted on the Submitted Storm Water Control Plan
13. All topography is noted on the submitted Site Plan
14. Adjacent land uses are noted on the Submitted Site Plan – Existing Roads
15. Our plan is construct all buildings in a single phase
16. No Restrictive covenants as all property is retained by developer
17. Erosion Control plan is noted on the Submitted Site Plan
18. No additional conditions are noted

#### **Item d “Additional Material”**

1.
  - i. The development plans for (38) dwelling units. The site is 1.83 Acres in size. Density is 20.8 units per acre.
  - ii. City of La Crosse Ordinances and Multifamily Housing Standards addressing all site concerns have been addressed in the approved Multifamily Design Review process and the submitted plans.