

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):

BRIAN BENSON
326 WEST AVE. NO.
LA CROSSE, WI.

Owner of site (name and address):

BRIAN BENSON
326 WEST AVE. NO.
LA CROSSE, WI.

Address of subject premises:

316, 312, 304, 326 WEST AVE. NO.

Tax Parcel No.:

20216-140, 20217-10, 20259-40, 20216-130

Legal Description:

PDD/TND:

General Specific General & Specific

Zoning District Classification:

R6 - Special Multiple & C1 - Local Business

Proposed Zoning Classification:

TND - General

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:

STUDENT HOUSING & OFFICE

Property is Proposed to be Used For:

STUDENT HOUSING & OFFICE

Proposed Rezoning is Necessary Because (Detailed Answer):

EXISTING ZONING DOES NOT ALLOW
AN OFFICE COMPONENT.

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

THE NEW ZONING WILL MAINTAIN THE
EXISTING LAND USE BUT WILL UPGRADE THE
BUILDING, MANAGE STORM WATER & PARKING

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

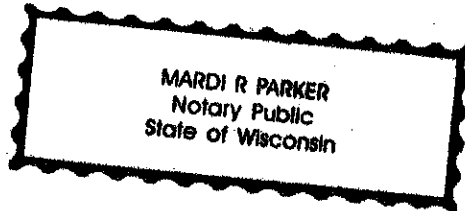
The undersigned, BRIAN BENSON, being duly sworn states:

1. That the undersigned is an adult resident of the City of LA CROSSE, State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at 316, 312, 304, 326 WEST AVE NO., 1225 VINE ST.
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
Property Owner

Subscribed and sworn to before me this 7th day of Dec., 2018

Mardi R. Parker
Notary Public
My Commission expires 11/06/21





ARCHITECTURAL DESIGN

2809 LOSEY BLVD. S. LA CROSSE, WI 54601
OFFICE 608-785-1750 CELL 608-385-4647
kastner10@aol.com FAX 608-785-1761

Benson Properties proposes to construct a multi-purpose building on the site of 304,312,316 and 326 West avenue north. The building shall consist of 22 student housing units and 1900 sf of office area. The mix of units will consist of 10 three bedroom units, 10 two bedroom units, 2 one bedroom units and the management offices of Benson Properties. The project will require 58 on site parking spaces.

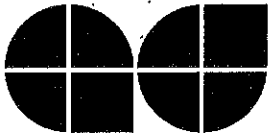
The existing properties are currently used for student housing but are in need of extensive repairs. The proposed building will present an attractive façade to West avenue, meet all the City Multi-Family housing standards, comply with State Building Codes, manage the site storm water and incorporate substantial landscaping and site lighting.

The proposed zoning change is in compliance with the long range plan for the City. With the replacement of older building stock , a building that fits with the existing two new buildings on the block and a substantial increase in tax base this is a win for La Crosse.

We are available to answer any questions concerning this project.

BENSON PROPERTIES

BRIAN BENSON



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MUNICIPAL CODE SECTION 115-156 2 (a) 1-12 ANSWERS

1. Total area 34,800 sf, building area 8600 sf, 25% lot coverage. 22 housing units (1580 sf / unit) and 1900 sf of office area. City sewer and water will serve this project
2. Project cost including building,demolition,site work,and landscaping \$2,000,000.
3. Benson Properties shall be owner and managers of the project
4. No waivers will be required from the City.
5. Construction shall begin June 1, 2019.
6. See attached plan
7. See application sheet
8. The proposed development is the same use as adjacent properties.
9. The project is walking distance to the University and the amenities.
10. Soil composition is sandy loam with assumed bearing of 3000 psf
11. Existing topography is almost level.
12. See attached plan.

This project completes the development of the entire block which is all owned by Benson Properties.