25-0309

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):

C & C Residences, LLC

Owner of site (name and address):

C & C Residences, LLC
Three Sixty Real Estate Solutions 7 LLC - as of 3/10/25

Address of subject premises:

918, 920, 922, 928, 934, & 940 Division Street - La Crosse, WI

Tax Parcel No.: 17-30052- 30, 40, 50, 60, 70, & 80

Legal Description (must be a recordable legal description; see Requirements):

See attached

PDD/TND: ____ General ____ Specific X General & Specific

Zoning District Classification: R5 - Multiple Dwelling

Proposed Zoning Classification: Traditional Neighborhood District - Specific

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

Is the property/structure listed on the local register of historic places? ___ Yes X No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? X Yes ___ No

Is the consistent with the policies of the Comprehensive Plan? X Yes ___ No

Property is Presently Used For:

Vacant single-family home

Property is Proposed to be Used For:

Multifamily residential and community gardens.

Proposed Rezoning is Necessary Because (Detailed Answer):

The proposed rezoning is necessary to replace underutilized vacant single-family home with 12 modern townhomes, providing much-needed housing opportunities for workforce residents. Rezoning to TND allows for a more efficient and sustainable use of land, improving the streetscape and fostering a walkable, community-oriented environment.

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

Rezoning will not be detrimental as it allows the proposed building to be pushed close to the existing alley and buildings to the south while leaving the majority of the site as open space for the community gardens and site amenities for future residents.

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

Rezoning will not be detrimental as it allows for the site to be utilized for medium density residential which is listed as a desirable use for the Washburn Neighborhood.

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 _____ day of _____, _____.

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)

_____ _____
(telephone) (date)

_____
(email)

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 10th day of March, 2025.

Signed: _____
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)
) ss
COUNTY OF LaCrosse)

The undersigned, Jeremy D. Novak, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.

2. That the undersigned is (one of the) legal owner(s) of the property located at 918, 920, 922, 928, 934, 940 Division St LaCrosse WI

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

L + C Residences, LLC
Property Owner J. Novak

Subscribed and sworn to before me this 7th day of March 2025

Louise K. Olson
Notary Public
My Commission expires 10-27-2025

STATE OF WISCONSIN LOUISE K. OLSON NOTARY PUBLIC

C&C Residences – 12 Unit Townhomes Building:

Parcel 1:
The West 50 feet of Lot 1, in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.
FOR INFORMATIONAL PURPOSES ONLY:
Tax Parcel No. 17-30052-30
Property Address: 918 Division Street, La Crosse WI 54601

Parcel 2:
Lot I in Block 7 of CLINTON AND RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, EXCEPT the West 50 feet thereof.
AND
Lot 2 in Block 7 of CLINTON AND RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin. EXCEPT (2) parcels described as follows:
I. The East 23.5 feet thereof.
2. The West 26.5 feet of the East 50 feet of the North 98 feet thereof.
FOR INFORMATIONAL PURPOSES ONLY:
Tax Parcel No. 17-30052-40
Property Address: 920 Division Street, La Crosse WI 5460

Parcel 3:
The East 23.5 feet of Lot 2, and the West 26.5 feet of the East 50 feet of the North 98 feet of said Lot 2, in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse: in the City of La Crosse, La Crosse County, Wisconsin.
FOR INFORMATIONAL PURPOSES ONLY:
Tax Parcel No. 17-30052-50
Property Address: 922 Division Street, La Crosse WI 546

Parcel 4:
Lot 3 in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.
FOR INFORMATIONAL PURPOSES ONLY:
Tax Parcel No. 17-30052-60
Property Address: 928 Division Street, La Crosse WI 5460

Parcel 5:
Lot 4, in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.
FOR INFORMATIONAL PURPOSES ONLY:
Tax Parcel No. 17-30052-70
Property Address: 934 Division Street, La Crosse WI 546

Parcel 6:
Lot 5, in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.
FOR INFORMATIONAL PURPOSES ONLY:
Tax Parcel No. 17-30052-80
Property Address: 940 Division Street, La Crosse WI 54601