

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):

MICHAEL HEIGHTS APARTMENTS LLC  
1310 WISCONSIN ST. W.  
SPARTA, WI. 54656

Owner of site (name and address):

SAME AS ABOVE

Address of subject premises:

420 5TH AVE. SO.  
LA CROSSE, WI.

Tax Parcel No.:

17-30100-140

Legal Description:

CAMERONS ADDITION E 72FT OF S 3FT LOT 4 & E 72 FT OF LOT 5 & ALL OF LOTS  
6, 7 & 8 BLOCK 20 & NLY 12FT VAC CAMERON AVE LYG SLY & ADJ TO LOT 6 IN  
V1471 P790 SUBJ TO SIDEWALK ESMT IN V1471 P790

PDD/TND:

General  Specific  General & Specific

Zoning District Classification:

C2-COMMERCIAL

Proposed Zoning Classification:

TND-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:

OFFICE & RESIDENTIAL

Property is Proposed to be Used For:

OFFICE & RESIDENTIAL

Proposed Rezoning is Necessary Because (Detailed Answer):

RESIDENTIAL IS NOT ALLOWED ON THE  
FIRST FLOOR

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

THE USE OF THE PROPERTY WILL REMAIN  
THE SAME AS EXISTING

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

THE PROPOSED USE INCREASES THE RESIDENTIAL PART OF THE BUILDING WHICH THE CITY IS TRYING TO ENCOURAGE IN THIS AREA

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 27<sup>TH</sup> day of MARCH, 2020.

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.

TDP  
\_\_\_\_\_  
(signature)  
608-343-8803      8/6/21  
(telephone)                      (date)  
todd.page@allamericandoitcenter.com  
(email)

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

Personally appeared before me this 6 day of August, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Cheresa Greene  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3-13-24

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 6<sup>th</sup> day of Aug, 2021.

Signed: [Signature] Plan Admin  
\_\_\_\_\_  
Director of Planning & Development

AFFIDAVIT

STATE OF )  
                  ) ss  
COUNTY OF )

The undersigned, TODD D. PAGE, being duly sworn states:

1. That the undersigned is an adult resident of the ~~City~~ <sup>TOWN</sup> of LEON, State of WISCONSIN.
2. That the undersigned is (one of the) legal owner(s) of the property located at 420 5TH AVENUE SOUTH, WA CROSSE, 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.

TDP  
Property Owner

Subscribed and sworn to before me this 6 day of Aug, 2021

Cheresa Greco  
Notary Public  
My Commission expires 3-13-24

AUGUST 2, 2021

PLANNING & DEVELOPMENT DEPARTMENT  
CITY OF LA CROSSE

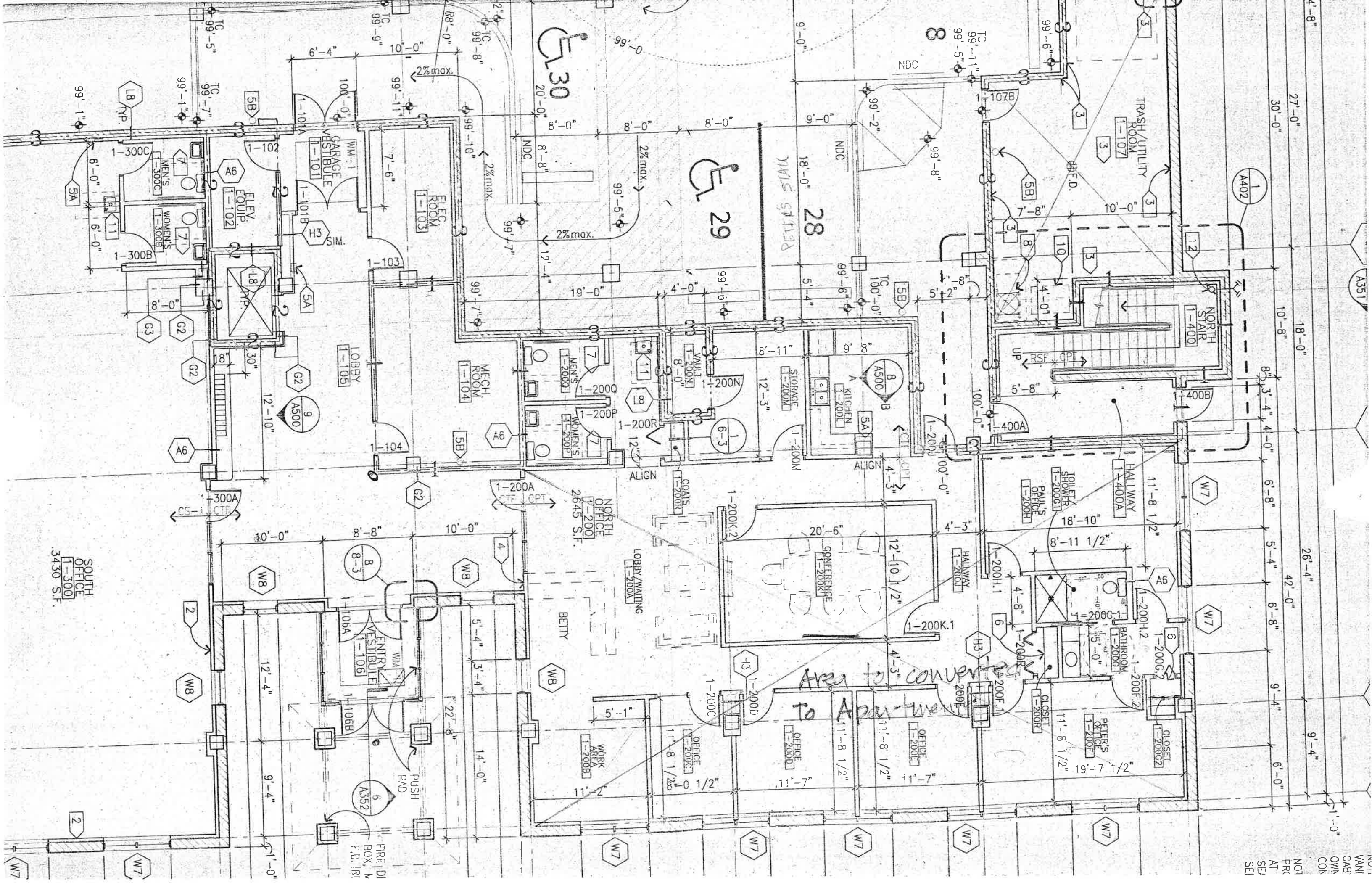
MICHAEL HEIGHTS APARTMENTS LLC SUBMITS FOR YOUR CONSIDERATION THE  
CONVERSION 2200 SF OF OFFICE AREA INTO THREE APARTMENTS AT 420 FIFTH AVE. SO.  
THIS WOULD ADD TO THE EXISTING 42 APARTMENTS IN THE BUILDING. ABOUT 3500 SF WOULD  
REMAIN AS COMMERCIAL SPACE ON THE FIRST FLOOR.

WE ARE LOOKING TO REZONE TO THE TND DISTRICT BECAUSE THE EXISTING  
COMMERCIAL ZONING DOES NOT ALLOW RESIDENTIAL ON THE FIRST FLOOR.  
THE PARKING FOR THE EXISTING OFFICE AREA WILL SATISFY THE PARKING  
REQUIREMENTS FOR THE PROPOSED APARTMENTS.

SEE THE ENCLOSED PLANS FOR YOUR REVIEW. PLEASE CONTACT US WITH QUESTIONS.

MICHAEL HEIGHTS APARTMENTS LLC

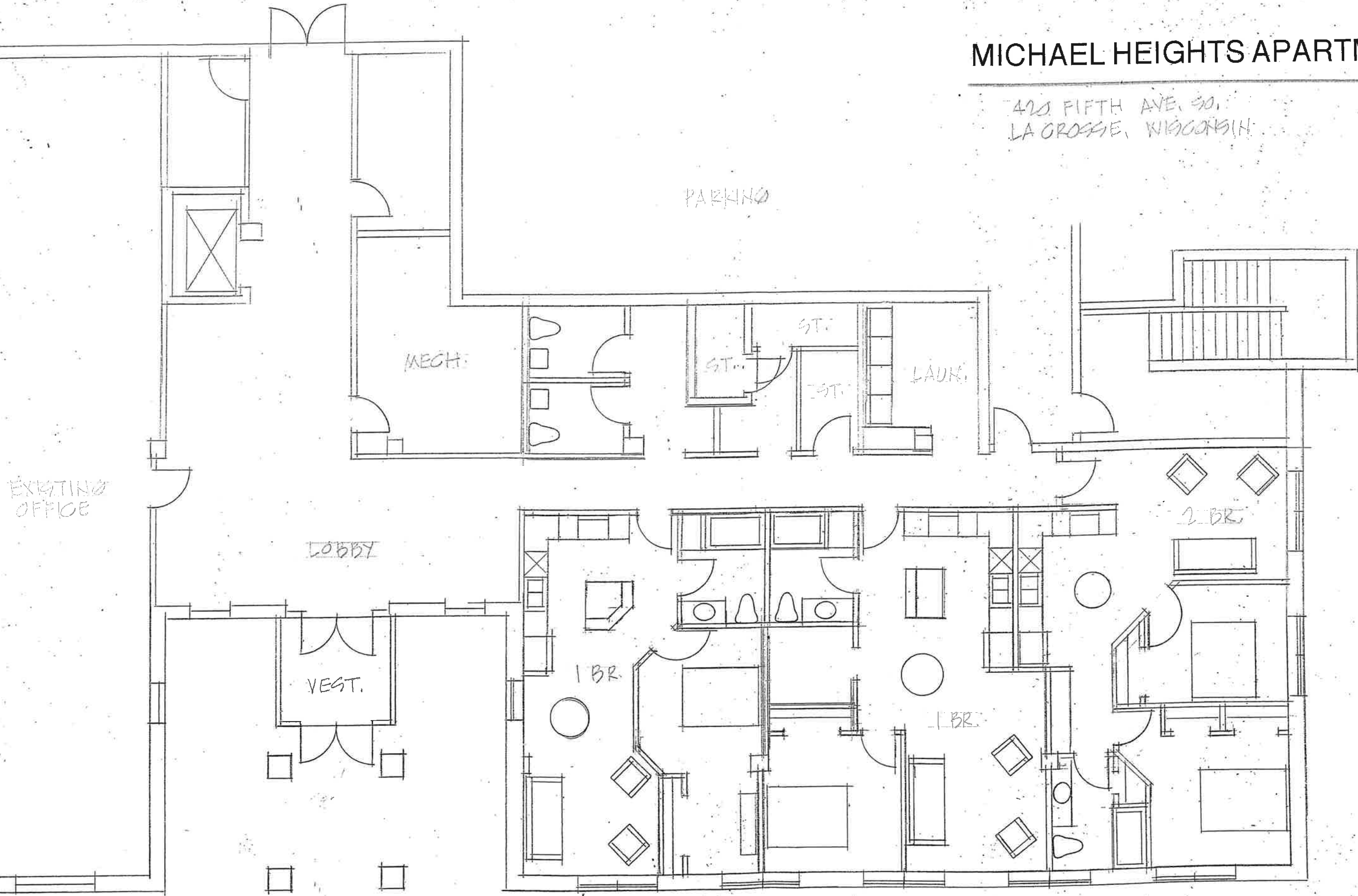




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 SE/SE  
 SEI

# MICHAEL HEIGHTS APARTMENTS

425 FIFTH AVE. SO.  
LA CROSSE, WISCONSIN



FLOOR PLAN 1/8"=1'-0"



ARCHITECTURAL DESIGN

2809 LOSEY BLVD. S. LA CROSSE, WI 54601  
OFFICE 608-785-1750 CELL 608-385-4647  
kgstner10@aol.com FAX 608-785-1751