

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):

Cinnaire Solutions Corporation
10 E Doty St, Suite 617, Madison WI 53703

Owner of site (name and address):

GUNDERSEN LUTHERAN MEDICAL CENTER INC
1901 South Ave, La Crosse, WI 54601

Address of subject premises:

2301 7TH ST S LA CROSSE

Tax Parcel No.:

17-50781-485

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

CERTIFIED SURVEY MAP NO. 93 VOL 17 LOT 1 DOC NO. 1706929 SUBJ TO RESTR IN DOC NO. 1632433 &
SUBJ TO AGREE IN DOC NO. 1632434 & T/W & SUBJ TO ESMT AGREE IN DOC NO. 1645296 & SUBJ TO ESMT
IN DOC NO. 1691341

PDD/TND: General Specific General & Specific

Zoning District Classification: PDD General

Proposed Zoning Classification: PDD 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:

The property is currently vacant land.

Property is Proposed to be Used For:

A new multifamily residential building with affordable housing units and a community service facility / hospital use space will be constructed.

Proposed Rezoning is Necessary Because (Detailed Answer):

Zoning is currently PDD, but this application will update the PDD zoning for this specific proposal.

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

The proposed project will provide quality mixed-income housing to La Crosse residents. The site is currently unused vacant land.

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

The City's recent Comprehensive Plan notes Medium/High Density residential as "Desired" for the Gundersen District. The project will increase the number of affordable housing units available to La Crosse residents and hopes to aid in the City's ongoing housing challenges. In addition, community space for public programming will be provided.

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 November, 2023.

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.

Nechal A. Gier
(signature)

608.515.5161 11/1/23
(telephone) (date)

nsolheim@cinnaire.com
(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 6th day of November, 2023

Signed: [Signature]
Director of Planning & Development

AFFIDAVIT

STATE OF WI)
COUNTY OF Lacrosse) ss

The undersigned, Kraig Schuster, 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 2301 7th Street S, La Crosse, Wisconsin.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Kraig Schuster
Property Owner

Subscribed and sworn to before me this 24 day of October 2023

[Signature]
Notary Public
My Commission expires 3/14/2027

