

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):

Badger West Residences, LLC (c/o Three Sixty Real Estate Solutions, LLC)
1243 Badger Street, La Crosse, WI 54601

Owner of site (name and address):

Badger West Residences, LLC and School House Properties, LLC
1243 Badger St, La Crosse, WI 54601

Address of subject premises:

413 West Ave N; 417 West Ave N; 423 West Ave N; 425 West Ave N; 431 West Ave N/1204 Badger St
La Crosse, WI 54601

Tax Parcel No.: 17-20162-100 / 17-20162-110 / 17-20162-120 / 17-20162-130 / 17-20163-10

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

See attached exhibits with legal descriptions for five (5) parcels identified above.

PDD/TND: ☐ General ☐ Specific ☒ General & Specific

Zoning District Classification:

☒ C1 - Local Business

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:

Vacant lots & vacant houses

Property is Proposed to be Used For:

Rental housing & commercial

Proposed Rezoning is Necessary Because (Detailed Answer):

Current zoning does not allow for mixed use and we are proposing a combination of residential and commercial uses within the building.

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

Current lots are vacant, or have end of life homes. "Badger West" will provide for a unique lifestyle product near UW-L and WTC. The tax base will be increased, the number of dwelling units will increase, and what is currently an unattractive mix of dead space and old homes will be new homes and renewed neighborhood.

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

This zoning aligns with the City's recent comprehensive plan to increase medium density housing near the educational institutions relieving pressure on the single-family neighborhoods and providing for commercial use as well in the 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 5th day of

February, 2025.

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)

608-782-7368
(telephone)

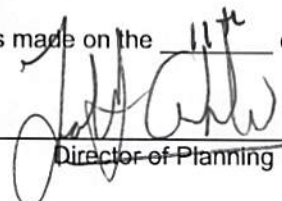
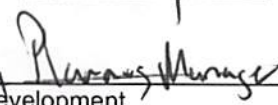
~~1/9/25~~ 2/5/25
(date)

jeremy@threesixty.bz
(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 11th day of February, 2025

Signed:  
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Jeremy 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 1240 BAUGHMAN ST, 413, 417, 423, 425 WEST AVENUE NORTH LACROSSE, WI 54601.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

BAUGHMAN WEST, LLC ^{Residences,}
Novak
Property Owner
Authorized Agent

Subscribed and sworn to before me this 5th day of February, 2025

Kevin J. Roop
Notary Public
My Commission expires PERMANENT.



THREE SIXTY REAL ESTATE SOLUTIONS, LLC
CONSENT OF MEMBERS

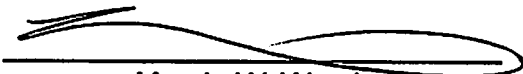
The undersigned, being the sole Member of Three Sixty Real Estate Solutions, LLC, a Wisconsin Limited Liability Company, does hereby unanimously consent to the adoption of the following resolution in lieu of an actual meeting pursuant to Section 183.0401 of the Wisconsin Statutes.

RESOLVED: That Jeremy Novak, Development Director, shall have authority to execute and deliver on behalf of the Company all documents evidencing transactions and obligations of the Company that the Member could execute and deliver on behalf of the Company with the exception of real estate deeds of conveyance, mortgages, security agreements, promissory notes and documents modifying the LLC organizational documents (Articles of Organization and Operating Agreement).

RESOLVED: This resolution shall remain in effect until revoked by the Member.

Dated and effective this 1st day of January, 2024.

MEMBER:

By: 

Name: Marvin W. Wanders

DATE: 2-5-25
PROJECT: BADGER WEST
MEETING ATTENDEES: Rezoning Application

NOTES:

1204 Badger St.	Badger West Residences, LLC	17-20163-10
425 West Ave N	Schoolhouse Properties, LLC	17-20162-130
423 West Ave N	"	17-20162-120
417 West Ave N	"	17-20162-110
413 West Ave N	Badger West Residences, LLC	17-20162-100

EXHIBIT A
LEGAL DESCRIPTION

The South 1/2 of Lot 2 in Block 30 of T. Burns, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, EXCEPT part taken for right of way in Warranty Deed dated June 22, 2007 and recorded on June 22, 2007, as Document No. 1478758.

For Information Purposes:

413 West Avenue N., La Crosse, WI, Tax Parcel No. 17-20162-100

Lot 5 in Block 30 of T. Burns, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, EXCEPT part taken for right of way in Warranty Deed dated June 22, 2007 and recorded on June 22, 2007, as Document No. 1478759.

For Information Purposes:

431 West Avenue N. and 1204 Badger St., La Crosse, WI, Tax Parcel No. 17-20163-010.

The North 1/2 of Lot 2 and the South 2 feet of Lot 3 all in Block 30 of T. Burns, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to the City of La Crosse, La Crosse County, Wisconsin.

For informational purposes:

Address: 417 West Avenue North, La Crosse, WI 54601

Tax Parcel No.: 17-20162-110

AND

Lot 3, EXCEPT the South 2 feet thereof, in Block 30 of T. Burns, H.S. Durand, S.T. Smith and F.M. Rublee's Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin. Also, EXCEPT lands sold to the City of La Crosse in Document No. 1467187.

For informational purposes:

Address: 423 West Avenue North, La Crosse, WI 54601

Tax Parcel No.: 17-20162-120

AND

Lot 4 in Block 30 of T. Burns, H.S. Durand, S.T. Smith & F.M. Rublee's Addition to the City of La Crosse, La Crosse County, Wisconsin.

EXCEPT, lands sold to the City of La Crosse in Document No. 1480220, described as follows:

Commencing at the South 1/4 corner of Section 32, T16N, R7W;

Thence N 02°16'49" W along the east line of the Southwest quarter of said Section 32, a distance of 1330.45 feet to the point of beginning;

Thence S 25°09'43" W, 56.87 feet to a point hereinafter referred to as "Point 954;"

Thence N 01°56'12" E, 304.37 feet;

Thence northwesterly along the arc of a curve to the left, concave to the southwest, having a radius of 17.50 feet an arc length of 28.21 feet, and a long chord bearing N44° 15'02" W, 25.26 feet to the north line of the T. Burns, H.S. Durand, S.T. Smith & F.M. Rublee's Addition to the City of La Crosse;

Thence N 89°33'44" E, 21.91 feet;

Thence S 02°17'02" E, 268.85 feet;

Thence S 25°09'43" W, 2.59 feet to the point of beginning.

Said parcel contains 581 square feet, more or less.

For informational purposes:

Address: 425 West Avenue North, La Crosse, WI 54601

Tax Parcel No.: 17-20162-130