

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):

SPIES CONSTRUCTION LLC

Owner of site (name and address):

SPIES CONSTRUCTION LLC

Address of subject premises:

512-514 Farnam St

Tax Parcel No.:

17-30080-10

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

Lot 4 in Block 4 of Second Plat of B.B. Healy's Addition to the City of LaCrosse, LaCrosse County, WI

PDD/TND:

___ General Specific ___ General & Specific

Zoning District Classification:

TND-General

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 LOT

Property is Proposed to be Used For:

Twindo

Proposed Rezoning is Necessary Because (Detailed Answer):

flexibility of setback requirements

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

it fits in the neighborhood

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

low density residential is acceptable use in PPH 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.

Delores M Spies
(signature)
608-396-0845 12/6/2023
(telephone) (date)
spies@centurytel.net
(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 12th day of December, 2023

Signed: [Signature]
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Delores M. Spies, being duly sworn states:

1. That the undersigned is an adult resident of the City of LaCrosse, State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at 512-514 Farnam 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.

Delores M Spies
Property Owner

Subscribed and sworn to before me this 12 day of April, 2011.

Notary Public
My Commission expires _____.

- (2) **The Petition:** Following the pre-petition conference, the owner or his agent may file a petition with the Office of the City Clerk for an amendment to the City's Master Zoning Map requesting designation as a Planned Development District. The procedure for rezoning to a planned development district shall be as required for any other change in zoning district boundaries, except that in addition thereto, the rezoning may only be considered in conjunction with a comprehensive development plan and shall be subject to the following additional requirements. The comprehensive development plan may be in the form of a general development plan in order to receive concept approval therefore requiring a two-step process or in the form of a combined general and specific comprehensive development plan in order to receive final approval in a simultaneous, single step approval process. Such petition shall be accompanied by a permit fee of \$500.00, as well as ten (10) copies of the following information:
- a. **General Development Plan.** A General Development Plan encompassing all of the property which the developer owns or controls which includes a statement which sets forth the relationship of the proposed Planned Development District to the City's adopted General Plan for the La Crosse Area or any adopted component thereof and the general character of and the uses to be included in the proposed Planned Development District, including the following information:
 1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.
 2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.
 3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.
 4. Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.
 5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.
 6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.
 7. A legal description of the boundaries of lands included in the proposed Planned Development District.
 8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.
 9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways.
 10. Characteristics of soils related to contemplated specific uses.
 11. Existing topography on site with contours at no greater than two (2) foot intervals City Datum where available.
 12. General landscaping treatment.

Building this twindo would fit perfectly in and enhance the neighborhood. In order to do so, we need to get it rezoned to TND specific as it allows for the setbacks needed to build the size we want vs. R-2 zoning.

We built one similar to this around 5 years ago in the 800 block of 6th St. S. (sample attached) which really enhanced the area. Feel this would do the same here along with creating affordable housing.

Building them to be owner occupied as built separate units but, if don't sell, rent them out. *until we are able to sell them,*

Specific TND Development Plan Items:

- 1) A plat plan including all information required for a preliminary plat under Chapter 14 of this Code and applicable provision of Chapter 236, Wisconsin Statutes, together with areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements. For commercial, industrial, public or semi-public, or mixed use developments, a detailed site plan showing the dimensions and locations of all proposed structures, areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements.

See Attached Site Plan. Project is a 2-unit structure. (Twin-dominium)

- 2) A legal description of the boundaries of lands included in the proposed Planned Development District.

See Attached Legal Description

- 3) A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.

Surrounding areas consist of rentals, single houses with the neighborhood center across the street.

- 4) The location of public and private roads, driveways and parking facilities.

See Attached Site Plan.

- 5) The size, arrangement and location of any individual building sites and proposed building groups on each individual lot (not applicable to single family attached or detached residential projects).

See Attached Site Plan.

- 6) The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks and drainageways.

N/A

- 7) The type, size and location of all temporary advertising signs and permanent entrance features or signs.

N/A

- 8) Detailed landscaping plans including plant listings.

Yard to consist of rock around the perimeter of the house and the balance to be sodded. Anything other than that will be owner preference.

9) Final architectural plans, elevations and drawings and sketches illustrating the design and character of proposed structures (not applicable to single family attached or detached residential projects).

See Attached Plans.

10) The existing and proposed location of public sanitary sewer, water supply facilities and stormwater drainage facilities in the form of engineering plans.

See Attached Site Plan.

11) The existing and proposed location of all private utilities or other easements.

See Attached Site Plan. There will be no easements.

12) Characteristics of soils related to contemplated specific uses.

Soil is permeable sand.

13) Existing topography on-site with contours at no greater than two (2) foot intervals City Datum.

See Attached

14) Provide for anticipated uses of adjoining lands, whether owned by the developer or not, in regard to roads, surface water drainage, utilities, and compatibility with existing adjacent land uses.

Current adjoining land is used for residential. It is anticipated to continue to be used as residential in the future.

15) If the development is to be staged, a staging plan describing each stage of the development and how it will function by itself and the relationship to other development stages/units within the district or on adjacent property.

N/A

16) All restrictive covenants.

N/A

17) Proposed erosion control plan and final grading plan in conformance with Section 14.29 of the Municipal Code.

See Attached Plan

18) All conditions agreed to by the applicant which are not included in the written documentation required under subsections (i) through (xvii) of this section shall be part of the development plan.

N/A

State Bar of Wisconsin Form 2-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Gundersen/City of La Crosse Neighborhood Development Corporation a/k/a Gundersen City of La Crosse Neighborhood Development Corporation, ("Grantor," whether one or more), and Spies Construction, LLC, a Wisconsin limited liability company

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 4 in Block 4 of Second Plat of B.B. Healy's Addition to the City of La Crosse, La Crosse County, Wisconsin.

Recording Area

Name and Return Address
New Castle Title
750 N 3rd Street, Suite B
La Crosse, WI 54601

102934

17-30080-10

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Exceptions to warranties:

Dated Sept. 27, 2023

Gundersen City of La Crosse Neighborhood Dev. Corp.

(SEAL) *Alan Eber* (SEAL)

* Alan Eber, President

(SEAL) *Mitch Reynolds* (SEAL)

* Mitch Reynolds, Director

AUTHENTICATION

Signature(s) _____

authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Legal Department

400 La Crosse St., La Crosse WI 54601

ACKNOWLEDGMENT

STATE OF WISCONSIN)

LA CROSSE)

COUNTY)

Personally came before me on 9-27-23

the above-named Alan Eber and Mitch Reynolds

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Dawn Faherty
Notary Public, State of Wisconsin

My Commission (is permanent) (expires: 3/10/26)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 2-2003

* Type name below signatures.



Contour Map per La Crosse County.

- Subdivisions
- Subdivisions
- Tax Parcels
- Tax Parcel Acre
- County Roadways
- Address Points
- Soils
- Contours
- 20 Foot Contour Labels
- 20 Foot Contours
- 10 Foot Contour Labels
- 10 Foot Contours
- 2 Foot Contour Labels
- 2 Foot Contours
- Survey
- Railroads

EX AMPLE

