

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):

The Collective on Fourth, LLC
10 E Doty St, Suite 617, Madison, WI 53703

Owner of site (name and address):

City of La Crosse (owns 10 parcels) - 400 La Crosse St, La Crosse, WI 54601
Joseph Arentz (409-411 Jackson - under contract, Cinnaire Solutions in process of purchasing)

Address of subject premises:

Please see attached chart

Tax Parcel No.: Please see attached chart

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

Please refer to the ALTA Survey. Parcels will be combined in coordination with the City assessor prior to building permit issuance.

PDD/TND General Specific General & Specific

Zoning District Classification: TND (approved in Jan 2023) - 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:

Majority of property is vacant land other than one property that is used as a rental unit.

Property is Proposed to be Used For:

The remaining property will be demolished and a new multifamily residential building with a community service facility will be constructed.

Proposed Rezoning is Necessary Because (Detailed Answer):

TND zoning was approved in January 2023; Specific TND zoning with detailed plans is needed to complete approval process and obtain a permit. This project was selected by the City through an RFP process in which they requested development of these parcels into higher density multifamily housing.

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. While higher density than the existing building onsite, the development will replace an aging structure that is in fair to poor condition which has been a source of blight over recent years.

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

The proposed development will increase the number of affordable housing units available to La Crosse residents and hopes to aid in the City's ongoing issue with homelessness by providing Homeless units that will be rented at 30% of area median income.

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.

Nicole Galheim

(signature)

608.515.5161

(telephone)

11/1/2023

(date)

nsolheim@cinnnaire.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: _____


Jessie Galheim, Plan Manager
Director of Planning & Development

AFFIDAVIT

STATE OF _____)
) ss
COUNTY OF _____)

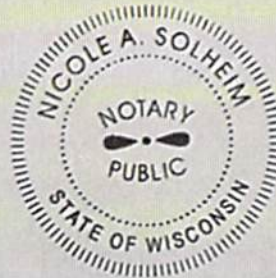
The undersigned, Joseph Arentz, being duly sworn states:

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 409-411 Jackson Street.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Joseph Arentz 
Property Owner

Subscribed and sworn to before me this 11 day of 2, 2023

Nicole A. Solheim
Notary Public
My Commission expires 9/7/25



Address	PIN	Owner	Size (ac)	Current Zoning	Requested Zoning	Legal Description
410 Mississippi St	17-30088-120	City of La Crosse	0.054	TND General	TND Specific	BURNS ADDITION W 48FT OF E 90FT LOT 1 BLOCK 4 LOT SZ: 48 X 49
414 Mississippi St	17-30088-130	City of La Crosse	0.047	TND General	TND Specific	BURNS ADDITION E 42FT LOT 1 BLOCK 4 LOT SZ: 42 X 49
1107 4th St S	17-30088-140	City of La Crosse	0.194	TND General	TND Specific	BURNS ADDITION LOT 2 BLOCK 4 LOT SZ: 49 X 172
1113 4th St S	17-30089-10	City of La Crosse	0.194	TND General	TND Specific	BURNS ADDITION LOT 3 BLOCK 4 LOT SZ: 49 X 172
1117 4th St S	17-30089-20	City of La Crosse	0.194	TND General	TND Specific	BURNS ADDITION LOT 4 BLOCK 4 LOT SZ: 49 X 172
1119 4th St S	17-30089-30	City of La Crosse	0.068	TND General	TND Specific	BURNS ADDITION LOT 5 EX S 34FT OF E 93FT & EX S 29 1/2FT OF W 79FT BLOCK 4 SUBJ TO 36 INCH SIDEWALK ESMT LOT SZ: IRR
1123 4th St S	17-30089-50	City of La Crosse	0.053	TND General	TND Specific	BURNS ADDITION S 29 1/2FT OF W 79FT LOT 5 BLOCK 4 SUBJ TO 36 INCH SIDEWALK EASEMENT LOT SZ: IRR
1125 4th St S	17-30089-40	City of La Crosse	0.073	TND General	TND Specific	BURNS ADDITION S 34FT OF E 93FT OF LOT 5 BLOCK 4 SIDEWALK EASEMENT LOT SZ: 34 X 93
1127 4th St S	17-30089-60	City of La Crosse	0.194	TND General	TND Specific	BURNS ADDITION LOT 6 BLOCK 4 LOT SZ: 49 X 172
403 Jackson St	17-30089-70	City of La Crosse	0.077	TND General	TND Specific	BURNS ADDITION W 69FT LOT 7 BLOCK 4 EX 18 SQ FT TAKEN FOR R/W IN DOC NO. 1394479
409-411 Jackson St	17-30089-80	Joseph Arentz (Under Contract w CS)	0.049	TND General	TND Specific	BURNS ADDITION E 43FT OF W 112FT LOT 7 BLOCK 4 LOT SZ: 43 X 49

1.197