

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):

Kevin Stanton, North Side Properties  
439 Central Rd  
La Crosse, WI 54601

Owner of site (name and address):

Kevin Stanton, North Side Properties  
439 Central Rd  
La Crosse, WI 54601

Address of subject premises:

213 Rose Street  
La Crosse, WI 54601

Tax Parcel No.: 17-10221-50

Legal Description: Lots 3 & 4, Block 1, Coster's Addition to the City of La Crosse

PDD/TND:  General  Specific  General & Specific

Zoning District Classification: R5 Multiple Dwelling

Proposed Zoning Classification: TND - 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: Parcel historically contained two single family residential structures.

The residential structures were demolished a few years ago and the parcel has been vacant ever since.

Property is Proposed to be Used For: 12-Unit multi-family residential

Proposed Rezoning is Necessary Because (Detailed Answer):

R5 zoning classification requires less density than is needed for a successful project.

Flood fringe development restrictions would render the parcel un-buildable. TND allows for negotiated setbacks and flood protection measures.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer): The site plan will be completely engineered, utilizing detailed topographic surveying and a fully

engineered site plan to ensure the development does not create negative impacts such as stormwater.

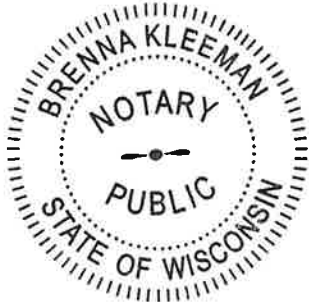
The proposed building will be constructed at, or above, the flood protection elevation.

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

The comprehensive plan and future land use map identify this parcel as "HRI-High Intensity Retail, Office, or Housing". The proposed development will maximize density on the parcel while still meeting parking requirements and stormwater requirements.

**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 30th day of June, 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.



Kevin Stuber  
(signature)  
(608)782-4100 ext. 104 3/3/2023  
(telephone) (date)  
Kevin@reliantres.com  
(email)

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

Personally appeared before me this 3rd day of March, 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

ba kl  
Notary Public  
My Commission Expires: January 25, 2026

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 8th day of March, 2023.

Signed: [Signature] Plan Adm.  
Director of Planning & Development

AFFIDAVIT

STATE OF )  
 ) ss  
COUNTY OF )

The undersigned, Kevin Stanton, 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 213 Rose 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.

  
Property Owner

Subscribed and sworn to before me this 3<sup>rd</sup> day of March, 2023

  
Notary Public  
My Commission expires 1/25/26



James Makepeace, P.E.  
Makepeace Engineering LLC  
200 Mason St. #15  
Onalaska, WI 54650

November 4, 2022

Mayor Reynolds and the La Crosse City Council,

On behalf of my client North Side Properties LLC, enclosed, please find the following materials for a TND General Petition at 213 Rose Street, La Crosse, WI 54601:

1. This cover letter
2. Fee of \$700 payable to City Treasurer
3. Signed TND General Petition
4. Preliminary Site Plan Dated 3/3/2023
5. A3 Exterior Elevation
6. Flood Map
7. Future Land Use Map



#### Description

North Side Properties is proposing a 12-Unit multi-family residential project at the above mentioned address. The property is currently Tax Parcel #17-10221-50 and is legally described as Lots 3 and 4, Block 1, Coster's Addition to the City of La Crosse.

#### Zoning & Comprehensive Plan

The proposed development is supported by the current R5 zoning, which was approved previously. The Comprehensive Plan and Future Land Use map identify the parcel as intended for High Intensity Retail, Office, or Housing.

#### History

Lots 3 & 4 of Coster's Addition have historically contained two single family residential parcels. The current owners received a grant for demolition of the existing structures contingent on constructing a new 12-unit apartment in their place. The houses were then demolished and the owner has continued to work through the various challenges associated with development of this property.

The owner has met with the planning office as well as Community Risk Management to identify the proper path for development of the project. Toward that end, City staff supported rezoning the parcel to R5.

#### Challenges

While safety will not be compromised with this project, the parcel and current zoning present several challenges for which TND development is needed.

The parcel includes approximately 14,250 square feet of land. R5 requires 1,500 square feet of land per residential unit. Thus, R5 only allows nine units to be developed on the parcel. The project is not feasible for fewer than 12 units.

The width of the parcels is also a challenge. In order to provide proper amenities to tenants, TND is required in order to provide flexibility with regard to setbacks and separations distances.

Finally, much of the parcel is within the 100-year flood plain. There is no Floodway within the project area, just Flood Fringe. The City of La Crosse Flood Fringe Zoning Ordinance requires 15' of land one foot above the Base Flood Elevation extending in all directions from the structure.

The structure will be constructed on fill such that the first floor elevation is at or above the Flood Protection Elevation, and the Lowest Adjacent Grade will be constructed at 1' or more above Base Flood Elevation. However extending land at that elevation for 15' in all directions is not possible, as it would require fill to be placed on neighboring properties, or a reduction of the proposed building width to no more than 70 feet, which is too narrow for 12-units. Extending 15' to the front would require a 15' front yard, which, due to building depth requirements is also not feasible for this project.

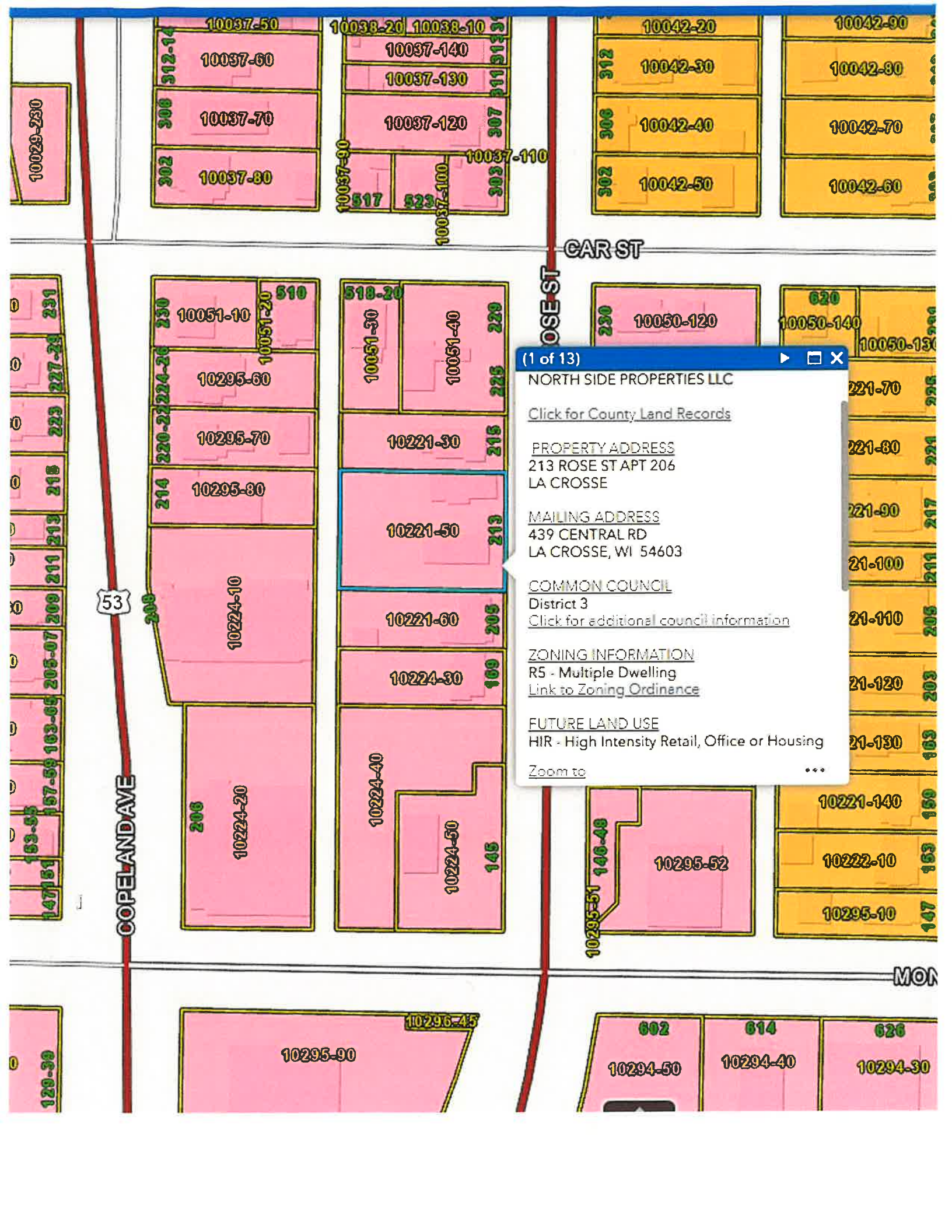
It is important to note that the 15' of land is a La Crosse City Ordinance requirement, but is not a Federal/FEMA requirement. The City Council may reduce or eliminate this requirement, and has done so numerous times in the area in order to allow/encourage development that is otherwise compliant with the flood fringe development standards.

Again, the development will be fully engineered in order to protect neighboring properties, and the development will bring the building itself as well as most, or all, of the parking area up out of the floodplain. Upon construction, the owner will likely file a LOMR-F to formally have the parcel removed from the flood plain.

Additionally, the parcel

Sincerely,  
James Makepeace, P.E.

Encl



53

COPELAND AVE

CAR ST

ROSE ST

(1 of 13) ▶ □ ✕

**NORTH SIDE PROPERTIES LLC**

[Click for County Land Records](#)

PROPERTY ADDRESS  
213 ROSE ST APT 206  
LA CROSSE

MAILING ADDRESS  
439 CENTRAL RD  
LA CROSSE, WI 54603

COMMON COUNCIL  
District 3  
[Click for additional council information](#)

ZONING INFORMATION  
R5 - Multiple Dwelling  
[Link to Zoning Ordinance](#)

FUTURE LAND USE  
HIR - High Intensity Retail, Office or Housing

Zoom to ...

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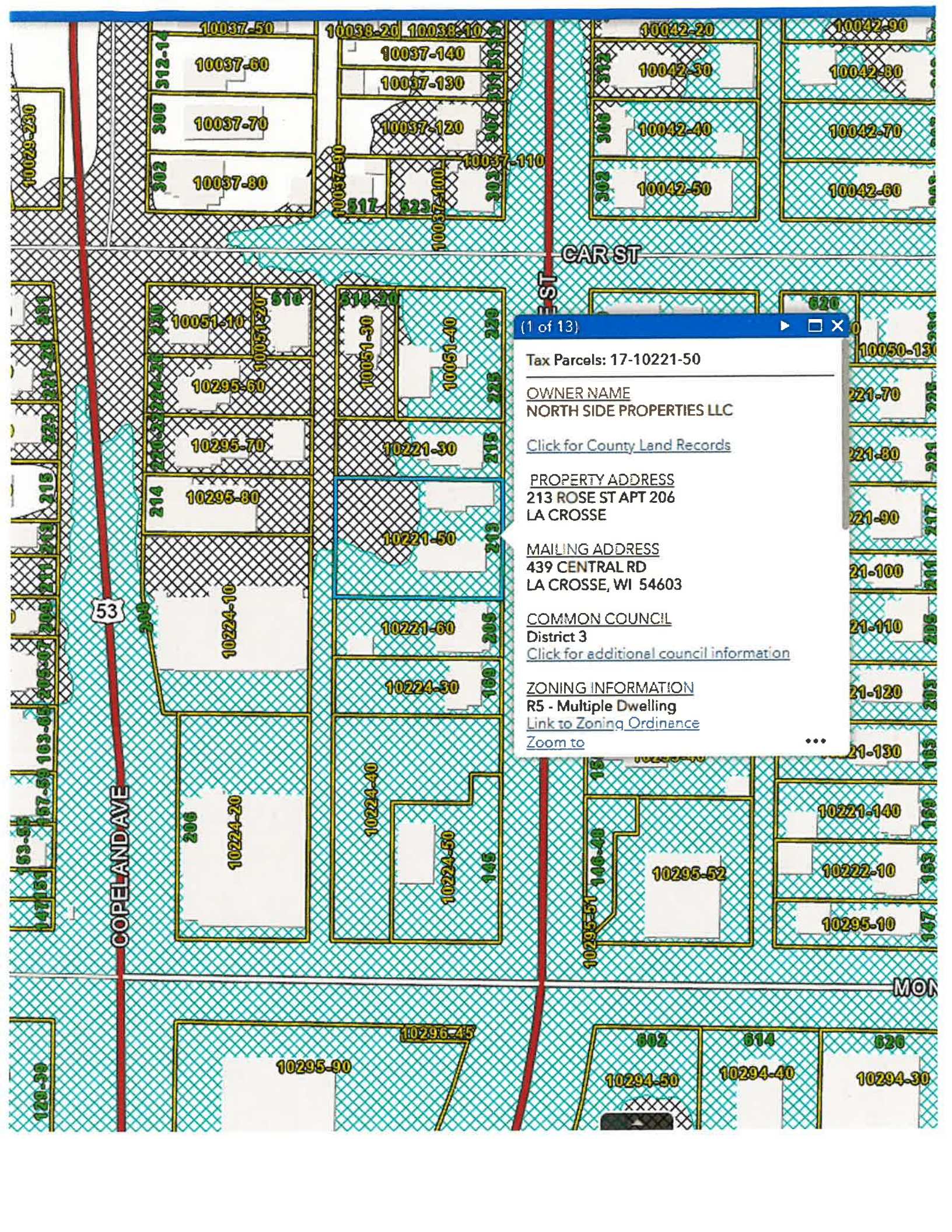
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MON



(1 of 13) [Navigation icons]

Tax Parcels: 17-10221-50

OWNER NAME  
NORTH SIDE PROPERTIES LLC

[Click for County Land Records](#)

PROPERTY ADDRESS  
213 ROSE ST APT 206  
LA CROSSE

MAILING ADDRESS  
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53

COPELAND AVE

CAR ST

MONROE ST

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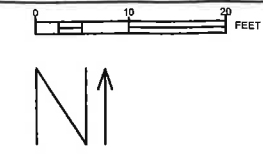
RIVERLAND INVESTMENTS LLC  
TAX PARCEL ID 17-10295-70

GRAND RIVER VENTURES LLC  
TAX PARCEL ID 17-10295-80

JENNIFER WALKER  
TAX PARCEL ID 17-10224-10

MARY THERESA KAST  
TAX PARCEL ID 17-10221-30

DAVID C LAWRIE  
WILLOW L LAWRIE  
TAX PARCEL ID 17-10221-60



**ZONING INFORMATION**  
CURRENT ZONING: R5  
PROPOSED USE: MULTIPLE DWELLING

CONDITION	IMPERVIOUS	PERVIOUS	TOTAL
EXISTING	9,045 SF	5,085 SF	14,130 SF
PROPOSED	11,346 SF	2,884 SF	14,130 SF

**BFE**  
645.4'  
**EPE**  
647.4'

**OWNER**  
NORTH SIDE PROPERTIES LLC  
439 CENTRAL ROAD  
LA CROSSE, WI 54603

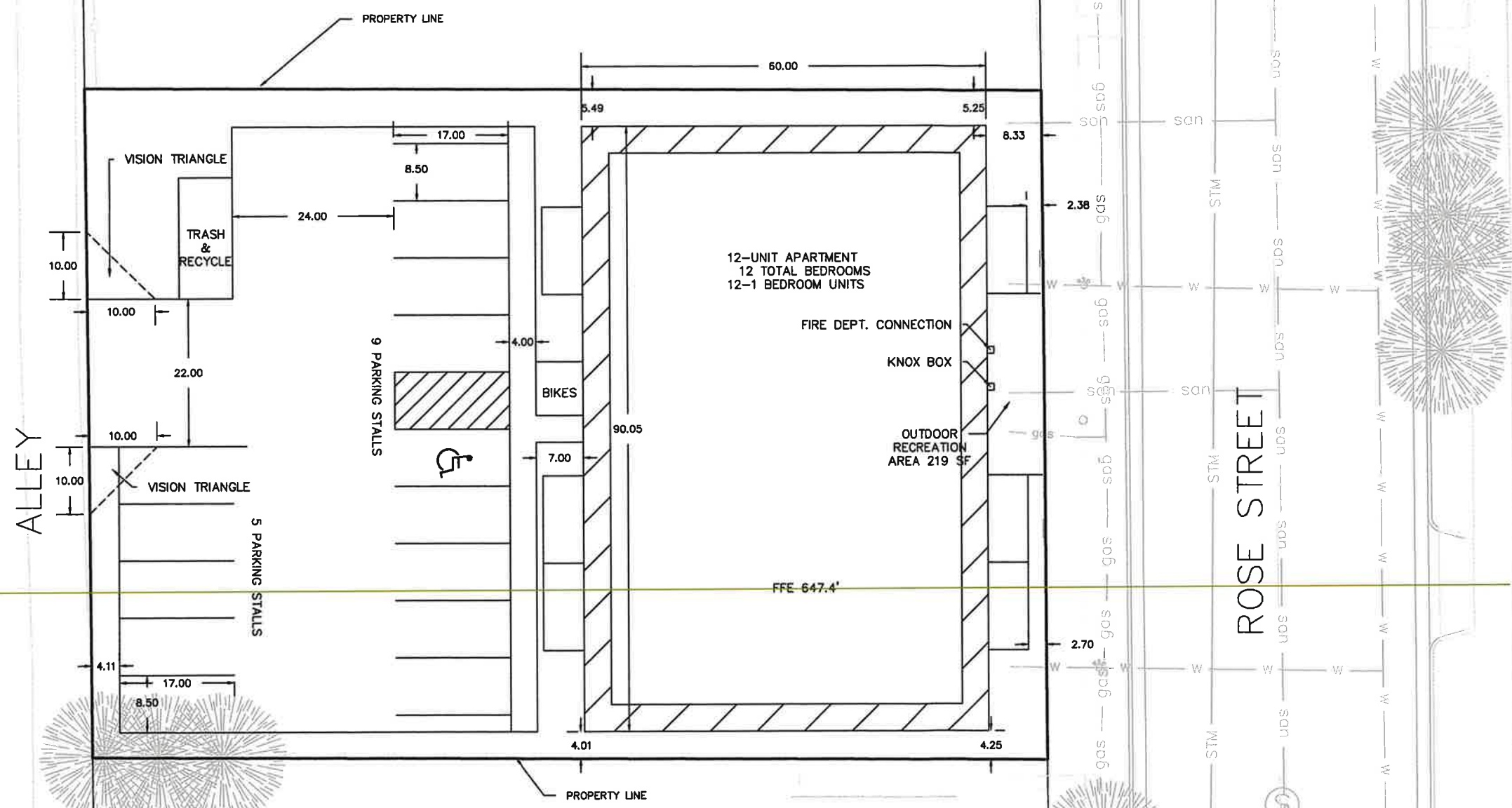
**CONTRACTOR**  
TBD

**DESIGNER**  
MAKEPEACE ENGINEERING LLC  
200 MASON ST #15  
ONALASKA, WI 54650  
608.881.6030

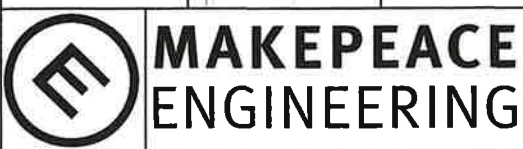
**LEGAL DESCRIPTION**  
COSTER'S ADDITION LOT 3 BLOCK 1  
LOT SZ: 50 X 142.5  
COSTER'S ADDITION LOT 4 BLOCK 1  
LOT SZ: 50 X 142.5

**PROJECT ADDRESS**  
213 ROSE STREET  
LA CROSSE, WI, 54603

**BENCHMARK**  
TNH



BLUE HATCH IS FLOOD FRINGE  
BLACK HATCH IS NOT FLOOD FRINGE  
OR FLOODPLAIN



200 MASON STREET #15  
ONALASKA, WI 54650  
608.881.6030

NORTH SIDE PROPERTIES  
LLC

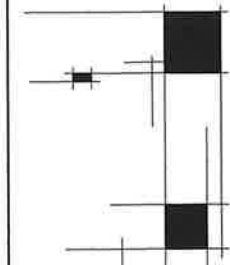
213 ROSE STREET  
LA CROSSE, WI, 54603

03/03/2023

PRELIMINARY SITE  
PLAN

DATE	REVISION
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	1

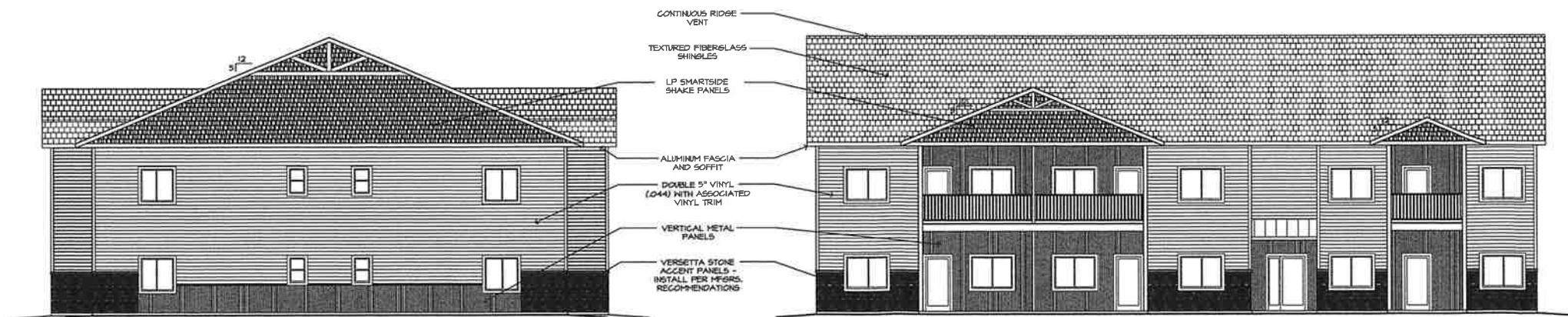




5<sup>th</sup>  
Avenue  
Design

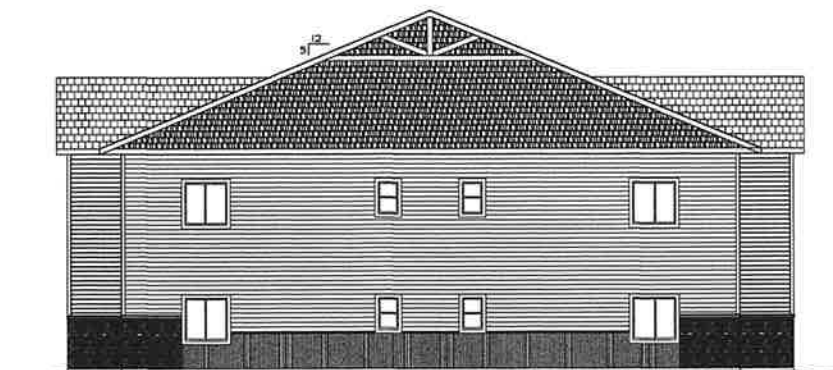
504 5TH AVENUE S.  
LA CROSSE, WI 54601  
TEL 608-784-9083

EXTERIOR ELEVATIONS

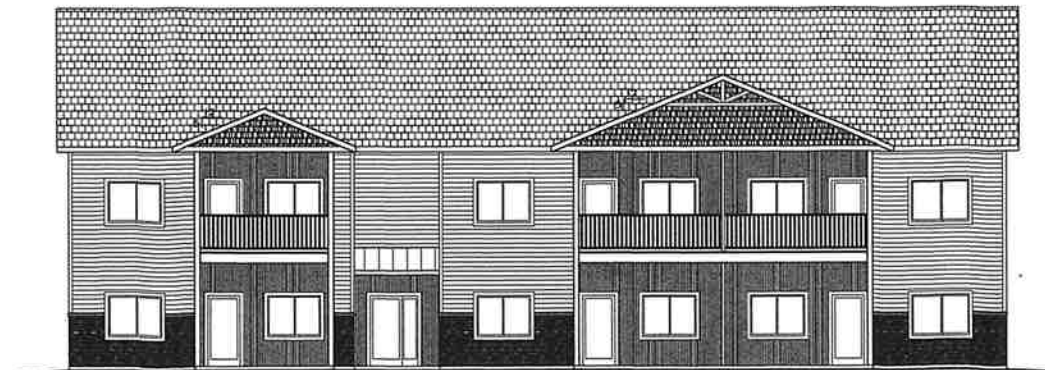


3 SOUTH EXTERIOR ELEVATION  
1/8" = 1'-0"

4 WEST EXTERIOR ELEVATION  
1/8" = 1'-0"



1 NORTH EXTERIOR ELEVATION  
1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION  
1/8" = 1'-0"

Date :	08.25.20
Drawn by :	KKT
Checked by :	
Revisions :	

12 UNIT  
APARTMENT  
COMPLEX

201 - 213 ROSE STREET  
La CROSSE, WI

A3