25-0501

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):

C & C Residences, LLC

Owner of site (name and address):

C & C Residences, LLC
Three Sixty Real Estate Solutions 7 LLC as of 3/10/25

Address of subject premises:

518 10th Street S. & 526 10th St. S.

Tax Parcel No.: 17-30052-110, 17-30052-120

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

See attached

PDD/TND: _____ General _____ Specific X General & Specific

Zoning District Classification: R5 - Multiple Dwellings

Proposed Zoning Classification: Traditional Neighborhood District - Specific

Is the property located in a floodway/floodplain zoning district? ___ Yes X No

Is the property/structure listed on the local register of historic places? ___ Yes X No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? X Yes ___ No

Is the consistent with the policies of the Comprehensive Plan? X Yes ___ No

Property is Presently Used For:

Vacant single-family home

Property is Proposed to be Used For:

Multifamily residential

Proposed Rezoning is Necessary Because (Detailed Answer):

The proposed rezoning is necessary to replace underutilized vacant single-family home with a 24-unit studio apartment building, addressing the growing demand for attainable workforce housing. Rezoning to TND allows for efficient land use, improved connectivity, and a vibrant, pedestrian-friendly neighborhood.

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

Rezoning will not be detrimental as it replaces a vacant, underutilized single-family home with high-quality workforce housing. The development is designed to complement the surrounding neighborhood.

C&C Residences – 24 Unit Studio Building:

Lot 7 in Block 7 of CLINTON & RUB LEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

Part of Lot 8 in Block 7 of CLINTON & RUB LEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northwest corner of said Lot 8; thence East, along the North line thereof, 30 feet to the point of beginning of This description:

Thence South, parallel with the West line of said Lot 8, a distance of56 feet; thence East, parallel with the North line thereof 18.9 feet; thence So11th, parallel with the West line of said Lot 8, a distance of 84 feet, to the South line thereof; thence East, along the South line of said Lot 8, a distance of 6 feet, to the Southeast corner thereof; thence North, along the East line of said Lot 8, to the Northeast corner thereof; thence West, along the North line thereof, to the point of beginning.

FOR INFORMATIONAL PURPOSES ONLY:

Tax Parcel Nos. 17-30052-110 and 17-30052-120

Prope1ty Address: 518 and 526 I0th Street South, La Crosse WI 54601

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

Rezoning will not be detrimental as it allows for the site to be utilized for medium density residential which is listed as a desirable use for the Washburn 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.

see next page

_____
(signature)

_____ _____
(telephone) (date)

_____
(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 10th day of March, 2025.

Signed: _____
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)
) ss
COUNTY OF LaCrosse)

The undersigned, Jeremy D. 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 518 10th St 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.

STATE OF WISCONSIN LOUISE K. OLSON NOTARY PUBLIC

C & C Residences LLC
Property Owner

Subscribed and sworn to before me this 7th day of March, 2025

Louise K Olson
Notary Public
My Commission expires 10-27-2025