

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Jake Bunz, Development Manager, ~~The Chalmers, LLC~~ The Chalmers Residences, LLC  
1818 Parmenter Street, Suite 400, Middleton, WI 53562

Owner of site (name and address):

Clifford LeClerc Revocable Trust  
401 N 3rd St, La Crosse, WI - N2487 Nuttleman Rd LaCrosse, WI 54601

Address of subject premises:

401 N 3rd St, La Crosse, WI

Tax Parcel No.: 17-20009-110

Legal Description:

See Attached Airta Survey

Zoning District Classification: M1 - Light Industrial

Proposed Zoning Classification: C3 - Community Business

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 Rezoning consistent with the policies of the Comprehensive Plan?  Yes  No

Property is Presently Used For:

The old La Crosse Tribune building which is underutilized and vacant.

Property is Proposed to be Used For:

4-5 story mixed-use/multi-family building.

Proposed Rezoning is Necessary Because (Detailed Answer):

The M1 Light Industrial zoning code does not allow for mixed-use/multi-family buildings. C3 zoning will match the parcel nextdoor at 215 Pine St that is part of the redevelopment.

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

The proposed zoning will allow the blighted, and underutilized site to be redeveloped into a mixed-use/multi-family building that will bring disposable income, residents, and life to the downtown area.

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

The proposed rezoning aligns with the City's long range comprehensive plan by providing much needed housing in the downtown area and redeveloping an underutilized site at the gateway to downtown.

*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.

J. B. [Signature]  
(signature) P  
(608) 444 0850 6/8/23  
(telephone) (date)  
jake@twallenterprises.com  
(email)

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

Personally appeared before me this 8<sup>th</sup> day of June, 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public  
My Commission Expires: Permanently  
**FREDERICK TAYLOR BRENNER**  
Notary Public  
State of Wisconsin

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 12<sup>th</sup> day of July, 2023  
Signed: [Signature] Planning Manager  
Director of Planning & Development



## Craig, Sondra

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**From:** Jake Bunz <jake@twallenterprises.com>  
**Sent:** Friday, July 7, 2023 1:14 PM  
**To:** Craig, Sondra  
**Subject:** Re: The Chalmers - Application

\*\*\* **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. \*\*\*

Sondra, a text is the best I could get given the circumstances. I will forward on the affidavit when Cliff is able to sign it and scan it back.

Thanks,

**Jake Bunz**  
**Development**  
**T. Wall Enterprises Mgt, LLC**  
Email: [jake@twallenterprises.com](mailto:jake@twallenterprises.com)  
Cell Phone: (608) 444-0850



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13:11



Cliff >



iMessage  
Today 12:53

Cliff, the city is fine temporarily with an email (or text) if that easiest for you, confirming that you, as the property owner, consent to the Rezoning and CUP application that's been sent into the city. Send it over when you can. Sorry for the hassle, goodluck!!

Delivered

This is Cliff LeCleir responding. My intention is to confirm as the owner of the property on third Street and Pine Street could be rezoned in a cup application, approved as directed by the city.

