# 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 Red Estate Solutions 7 LLC - as of 3/10/25		
Address of subject premises:		
918, 920, 922, 928, 934, & 940 Division Street - La Crosse, WI		
Tax Parcel No.: 17-30052- 30, 40, 50, 60, 70, & 80		
Legal Description (must be a recordable legal description; see Requirements):		
See attached		
PDD/TND: General Specific X General & Specific		
Zoning District Classification: RS Multiple Puelling		
Proposed Zoning Classification: Traditional Neighborhood District - Speake		
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? <u>X</u> Yes No		
Property is Presently Used For:		
Vacant single-family home		
Property is Proposed to be Used For:		
Multifamily residential and community gardens.		
, and an are community gardener		
Proposed Rezoning is Necessary Because (Detailed Answer):		
The proposed rezoning is necessary to replace underutilized vacant single-family home with 12 modern townhomes, providing much-needed housing opportunities for workforce residents. Rezoning to TND allows for a more efficient and sustainable use of land, improving the streetscape and fostering a walkable, community-oriented environment.		
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed		

Rezoning will not be detrimental as it allows the proposed building to be pushed close to the existing alley and buildings to the south while leaving the majority of the site as open space for the community gardens and site amenities for future residents.

Answer):

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 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. (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, <u>BEFORE FILING</u>, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT. Review was made on the day of Planning & Development

# AFFIDAVIT

STA	ATE OF $U$	LaCrosse)
swo	The orn states:	undersigned, <u>Jeremy D. Novak</u> , being duly
	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 918,920,922, 928,934, 940 Division St Lacrosst WI
	3.	By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.
STANIS	100	
OF WISCO	OTARY	Property Owner Work
THIS IN	Subsc	cribed and sworn to before me this 7th day of March 20,25
		y Public pommission expires 10-27-2025

## **C&C** Residences – 12 Unit Townhomes Building:

#### Parcel 1:

The West 50 feet of Lot 1, in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Tax Parcel No. 17-30052-30

Property Address: 918 Division Street, La Crosse WI 54601

#### Parcel 2:

Lot I in Block 7 of CLINTON AND RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, EXCEPT the West 50 feet thereof.

AND

Lot 2 in Block 7 of CLINTON AND RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin. EXCEPT (2) parcels described as follows:

I. The East 23.5 feet thereof.

2. The West 26.5 feet of the East 50 feet of the North 98 feet thereof.

FOR INFORMATIONAL PURPOSES ONLY:

Tax Parcel No. 17-30052-40

Property Address: 920 Division Street, La Crosse WI 5460

#### Parcel 3:

The East 23.5 feet of Lot 2, and the West 26.5 feet of the East 50 feet of the North 98 feet of said Lot 2, in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse: in the City of La Crosse, La Crosse County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Tax Parcel No. 17-30052-50

Property Address: 922 Division Street, La Crosse WI 546

#### Parcel 4:

Lot 3 in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Tax Parcel No. 17-30052-60

Property Address: 928 Division Street, La Crosse WI 5460

#### Parcel 5:

Lot 4, in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Tax Parcel No. 17-30052-70

Property Address: 934 Division Street, La Crosse WI 546

#### Parcel 6:

Lot 5, in Block 7 of CLINTON & RUBLEE'S ADDITION to the City of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Tax Parcel No. 17-30052-80

Property Address: 940 Division Street, La Crosse WI 54601