

Payment Amount: 150.00

PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):
Attorney Phillip James Addis
504 Main Street, Suite 200, La Crosse, WI 54601

Owner of site (name and address):
Water Place One, LLC
920 10th Ave., Onalaska, WI 54650

Address of subject premises: Park Plaza Drive; 601 Park Plaza Drive; 621 Park Plaza Drive

Tax Parcel No.: 17-202730-060; 17-20246-050; 17-20246-051

Legal Description: See Attached.

PDD/TND: General Specific General & Specific

Zoning District Classification: Planned Development District *GENERAL*

Proposed Zoning Classification: Planned Development District *GENERAL*

Is the property located in a floodway/floodplain zoning district? Yes No *JJK*

Is the property/structure listed on the local register of historic places? Yes No *JJK*

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes No *JJK*

Is the consistent with the policies of the Comprehensive Plan? Yes No *JJK*

Property is Presently Used For: Vacant Land with a marina

Property is Proposed to be Used For: Residential Development with a marina

Proposed Rezoning is Necessary Because (Detailed Answer): See attached narrative

Payment Amount: 350.00

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

See attached narrative

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

See attached narrative

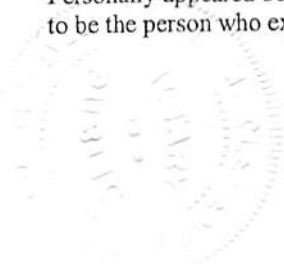
The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 3rd day of July, 2014.

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.

Phillip James Addis
(signature) Phillip James Addis, Attorney for Owner
608-784-1355 07/03/2014
(telephone) (date)
paddis@addislaw.com
(email)

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

Personally appeared before me this 3rd day of July, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Donna M. Clements
Notary Public Donna M. Clements
My Commission Expires: 03/22/2015

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 & Inspections Department to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 15.16(E)(1) of the 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 3rd day of July, 2014.

Signed: Lawrence J. Kurtz, Director of Planning & Development



MAIN STREET LAW OFFICES, LLC

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

Daniel E. Dunn
Licensed in WI and MN
Phillip James Addis
Licensed in WI, MN, and IA

July 3, 2014

Teri Lehrke - City Clerk
Larry Kirch - City Planner
La Crosse City Hall
400 La Crosse Street
La Crosse, WI 54601

Re: Rezoning - Planned Development District Narrative
For Water Place One, LLC

Dear Ms. Lehrke and Mr. Kirch,

Please consider this as part of the rezoning request for Water Place One, LLC. If all of the parts of our request are granted, we will be moving ahead with the platting process.

Water Place One wishes to redevelop a portion of the Barron Island property, adjacent to the former Holiday Inn site in a mixed use residential and commercial development. Currently the property houses a commercial marina known as South Bay, but they wish to redevelop the vacant land into a residential development. The land that is proposed for development is the former Delta Motors site. This land in the long range plan of the City calls for a mixed use commercial and residential development. It is also in a pre-existing TIF District.

It is the proposal of the developer, to create a multifamily 47 unit project on the proposed parcel. The current design for the project is for 6 – three bedroom villas; 6 - three bedroom flats; 8 - two bedroom lofts; 23 – two bedroom flats and 4 – one bedroom flats. All of the units will have a water view. We estimate the total assessed value upon completion to be \$6,000,000.00 to \$8,000,000.00. Currently it is the intent of the owners to bring this in as a Condominium Plat, allowing the units to be sold individually. The Units will be both owner occupied and non-owner occupied, subject to any restrictions created in the final plat for the development.

During the platting process, the developer will be asking for adjustments to the setback from the high water line; setback from the neighboring property line and also possibly an adjustment in the parking calculations. The development does contain 82 parking stalls, 60 of which are contained within the building.

As a contingency to completion of the project, the developer will be asking for the following items:

504 Main Street
Suite 200
P.O. Box 1627
La Crosse, WI 54602-1627
P. 608.784.1355
F. 608.784.2919

Lehrke/Kirch
Re: *Water Place One*
July 3, 2014
page 2 of 2

1. Declare the abandoned treatment on Barron Island that used to serve the old Holiday Inn hotel as surplus property.

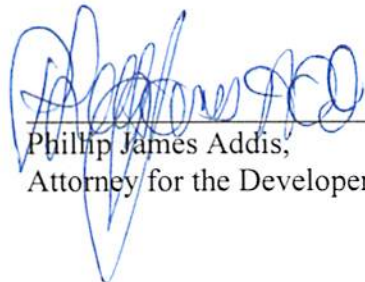
2. If the land is declared as surplus property, allow Water Place One the opportunity to purchase the abandoned treatment plant land (once the city completes the closure and demolition of the same) for the fair market value, as determined by the City Assessor. We would be willing to close on property as soon as the city completes its work on the site. We do not need to wait for approval of our building plans, in order to get this land back on the tax rolls as soon as possible.

3. We would request that the City vacate that portion of Park Plaza Drive in front of the premises and allow the developer to acquire the same. This will allow the developer to remove that portion of the cul-de-sac and adjust the set back from the highway and increase the amount of units that can be built on the site.

4. Abandon and vacate any unused access and utility easements related to the abandoned treatment plant.

If all of the above are approved and the City approves the request for rezoning, we will begin the permit and application process with the City, the State of Wisconsin and the Army Corp of Engineers. We anticipate it may take up to a year to get all the approvals that are needed. Our goal would be to break ground in the summer of 2015.

Respectfully submitted this 3rd day of July, 2014.



Phillip James Addis,
Attorney for the Developer

PJA/dns
Enc.

The following is the required narrative as it relates to Section 15.16(E)(2)(a) of the City ordinances.

- A. 15.16(E)(2)(a) (i) - Total land is 4.13 acres, with 2.37 acres of total green space – 57% of the site. It is a 47 unit residential project contained in two buildings. The current design for the project is for 6 – three bedroom villas; 6 - three bedroom flats; 8 - two bedroom lofts; 23 – two bedroom flats and 4 – one bedroom flats. This is market rate housing.
- B. 15.16(E)(2)(a)(ii) - Estimated value upon completion \$6,000,000.00 to \$8,000,000.00.
- C. 15.16(E)(2)(a)(iii) - Currently it is the intent of the owners to bring this in as a Condominium Plat, allowing the units to be sold individually. The Units will be both owner occupied and non-owner occupied, subject to any restrictions created in the final plat for the development. There will be a homeowners association created. Covenants and a Declaration are not yet completed. The utilities will be City utilities, dedicated to the City, but the roadways will be private.
- D. 15.16(E)(2)(a)(iv) - The developer will be asking for adjustments to the setback from the high water line to 25 feet; setback from the neighboring property line and also possibly an adjustment in the parking calculations. (The development does contain 82 parking stalls, 60 of which are contained within the building.) The developer will also ask for a change in the width of the proposed private roads, but this will be in the plat when it is prepared. A sign or entrance feature is planned for this development. No determination as to design has been made.
- E. 15.16(E)(2)(a)(v) - If all of the requests to the City are approved and the City approves the request for rezoning, we will begin the permit and application process with the City, the State of Wisconsin and the Army Corp of Engineers. We anticipate it may take up to a year to get all the approvals that are needed. Our goal would be to break ground in the summer of 2015. A completion date has not been set.

- F. 15.16(E)(2)(a)(vi) - The proposed layout is attached. The location of utilities is not yet determined.
- G. 15.16(E)(2)(a)(vii) - A legal description is attached to the application.
- H. 15.16(E)(2)(a)(viii) - The adjoining property is owned by the County of La Crosse and is currently under a pending residential development agreement. It was the former Holiday Inn site. Across the highway is Pettibone Park and adjacent to the County land is the La Crosse Company Store call center. This development is compatible with those uses.
- I. 15.16(E)(2)(a)(ix) - There are no planned public uses on the site. Green space is shown on the concept plan.
- J. 15.16(E)(2)(a)(x) - Soil characteristics are unknown at this point.
- K. 15.16(E)(2)(a)(xi) - Existing topography has not been determined and will change when fill is added to the site.
- L. 15.16(E)(2)(a)(xii) - General Landscaping is shown on the concept plan. A final plan will be in the plat submissions

Parcel A: that part of Government Lots 5 and 6 of Section 13, Township 104 North, Range 4 West, City of La Crosse, La Crosse County, Wisconsin, located in the NE ¼ of the NW ¼, the NW ¼ of the NW ¼ and the SE ¼ of the NW ¼ lying Southwesterly of the Southwesterly right-of-way of US Hwy. 14-16, Southeasterly of the Southeasterly end of the West channel bridge and Westerly of a line described as follows: Commencing at the Northeast corner of Lot 1 of Hoeschler Park Plaza Addition; thence South 72 degrees 52 minutes 00 seconds West 476.60 feet; thence South 04 degrees 13 minutes 00 seconds East 112.55 feet to a point 14 feet from the waters edge and point of beginning of this line: Thence North 4 degrees 13 minutes 00 seconds West 112.55 feet; thence continuing North 4 degrees 13 minutes 00 seconds West 371.3 feet; thence North 17 degrees 43 minutes West 350 feet; thence North 04 degrees 13 minutes 00 seconds West 179.5 feet; thence North 28 degrees 17 minutes 00 seconds East 140 feet; thence North 72 degrees 07 minutes 40 seconds East 102.58 feet to the intersection with the Southerly right-of-way of the access road; thence Northwesterly to the bulkhead/line and point of termination of this line.

Tax Parcel No. 17-20273-060

Parcel B: Part of Lot 4 of Hoeschler Park Plaza Addition to the City of La Crosse, La Crosse County, Wisconsin, EXCEPT the following described parcel: Beginning at the Southeast corner of the said Lot 4; thence along the arc of a 1,163.24 foot radius curve, concave to the West, the chord of said curve bears North 27 degrees 27 minutes 36 seconds West and measures 80.52 feet; thence South 72 degrees 52 minutes West 293.40 feet; thence North 5 degrees 18 minutes West 96.83 feet; thence North 86 degrees 18 minutes West 91.08 feet; thence South 4 degrees 13 minutes East 52.54 feet; thence South 17 degrees 43 minutes East, 155.43 feet; thence North 72 degrees East 383.28 feet to the point of beginning.

Also EXCEPTING the following described parcel: Beginning at the Southwest corner of Lot 5 of Hoeschler Park Plaza Addition to the City of La Crosse; thence North 17 degrees 08 minutes West 70 feet; thence North 59 degrees 39 minutes West 81.4 feet; thence South 17 degrees 8 minutes East 128 feet, more or less, thence North 72 degrees 52 minutes East 57 feet, more or less to the point of beginning.

Tax Parcel No. 17-20246-050

Parcel C: All of Lot 5 and part of Lot 4 of Hoeschler Park Plaza Addition to the City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the Southwest corner of said Lot 5; thence North 17 degrees 8 minutes West 70 feet; thence North 59 degrees 39 minutes West 81.4 feet; thence South 17 degrees 8 minutes East 128 feet, more or less; thence North 72 degrees 52 minutes East 57 feet, more or less to the point of beginning.

Tax Parcel No. 17-20246-051

AFFIDAVIT

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

Phillip James Addis

The undersigned, _____, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of WI.
Attorney for the
2. That the undersigned is (one of the) legal owner(s) of the property located at Park Plaza Drive.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Phillip James Addis
Phillip James Addis, Attorney
for Water Place One, LLC

Subscribed and sworn to before me
this 3rd day of July, 2014

Dorisa M. Clement
Notary Public
My Commission expires 3/22/2015



MAIN STREET LAW OFFICES, LLC

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

July 3, 2014

Attorney Stephen Matty
City of La Crosse - City Attorney
400 La Crosse Street
La Crosse, WI 54601

COPY

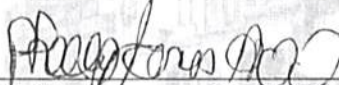
Re: Water Place One, LLC
Request to Purchase 611 Park Plaza Drive

Dear Attorney Matty,

As a follow up to prior correspondence, please consider this as a formal request from Water Place One, LLC for the following:

1. Declare the abandoned treatment on Barron Island located at 611 Park Plaza Drive that used to serve the old Holiday Inn hotel as surplus property. The Tax Number for this parcel is 17-20246-60. A copy of the print from the County Land Title and Mapping Office is included with this letter.
2. If the land is declared as surplus property, allow Water Place One, LLC to purchase the abandoned treatment plant land (once the city completes the closure and demolition of the same) for the fair market value, as determined by the City Assessor. We would be willing to close on property as soon as the City completes its work on the site.
3. We would request that the City vacate that portion of Park Plaza Drive in front of the property owned by Water Place One, LLC and allow the developer to acquire the same. This will allow the developer to remove that portion of the cul-de-sac and adjust the set back from the highway and increase the amount of units that can be built on the site.
4. Abandon and vacate any unused access and utility easements related to the abandoned treatment plant.

Respectfully submitted this 3rd day of July, 2014.


Phillip James Addis,
Attorney for the Developer

PJA/dns
Enc.

Daniel E. Dunn
Licensed in WI and MN
Phillip James Addis
Licensed in WI, MN, and IA

504 Main Street
Suite 200
PO Box 1627
La Crosse WI 54602-1627
P. 608.784.1355
F. 608.784.2918

611 PARK PLAZA DR LA CROSSE

Parcel: 17-20246-60
 Internal ID: 30334
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.117
 Township: 104
 Range: 04
 Section: 13
 Qtr: NE-NW

Abbreviated Legal Description:

HOESCHLER'S PARK PLAZA ADDN PRT LOT 4 COM SE COR ALG CUR N27D27M36SW
 80.52FT S72D52MW 293.4FT N5D18MW 41.78FT TO POB N5D18MW 55.05FT N86D18MW
 91.08FT TO WLY LN LOT 4 ALG WLY LN S4D13ME 52.54FT S17D42M52SE 4.94FT S87D43M
 55SE 90.68FT TO POB LOT SZ: 5005 SF M/L

Property Addresses:

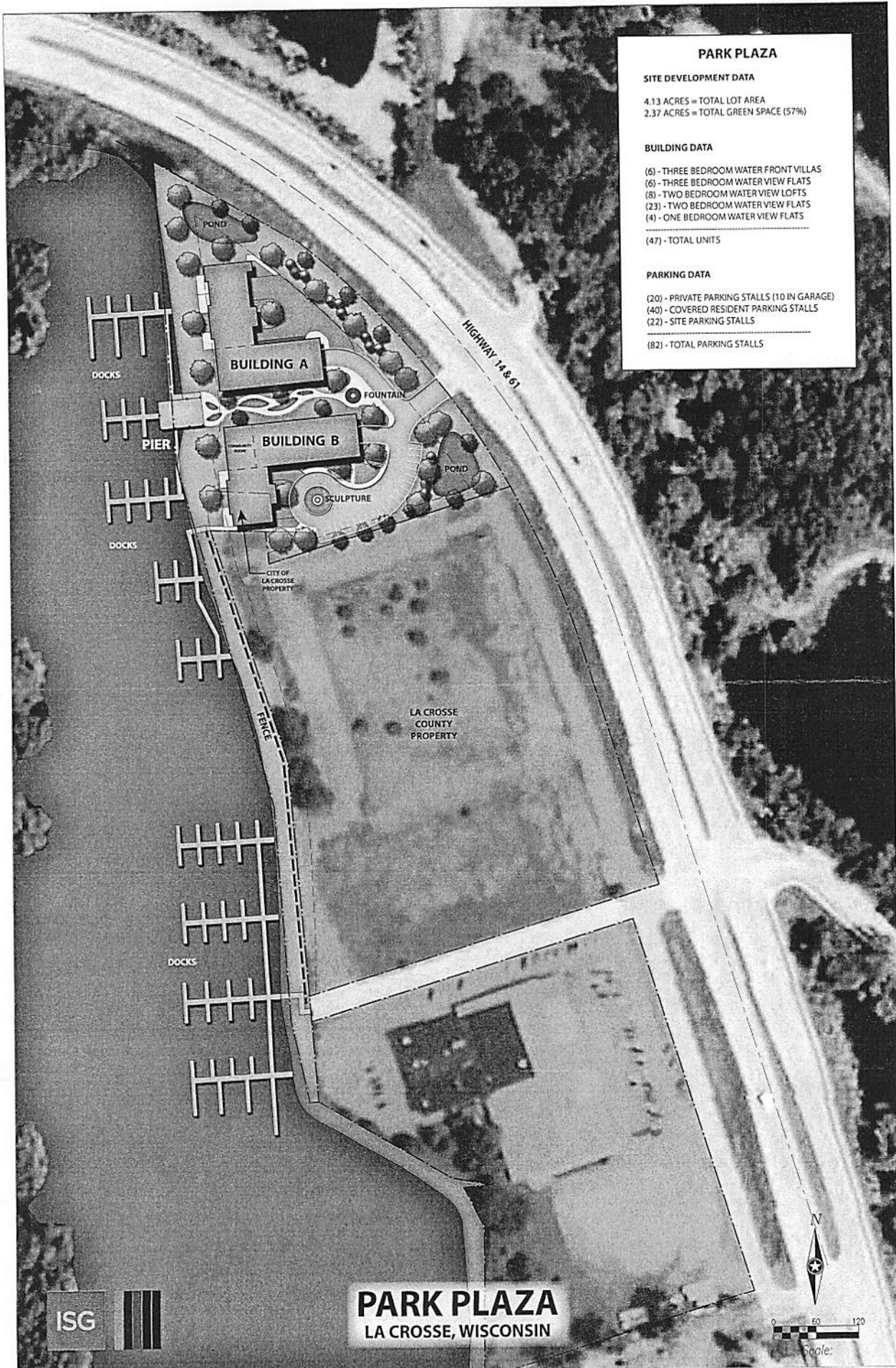
Street Address	City(Postal)
611 PARK PLAZA DR	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
CITY OF LACROSSE	Owner	400 LA CROSSE ST	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N
CDZ	Community Development Zone	N
0026	La Crosse TIF 6	N
0030	La Crosse TIF 10	N



PARK PLAZA

SITE DEVELOPMENT DATA

4.13 ACRES = TOTAL LOT AREA
2.37 ACRES = TOTAL GREEN SPACE (57%)

BUILDING DATA

- (6) - THREE BEDROOM WATER FRONT VILLAS
 - (6) - THREE BEDROOM WATER VIEW FLATS
 - (8) - TWO BEDROOM WATER VIEW LOFTS
 - (23) - TWO BEDROOM WATER VIEW FLATS
 - (4) - ONE BEDROOM WATER VIEW FLATS
-
- (47) - TOTAL UNITS

PARKING DATA

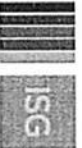
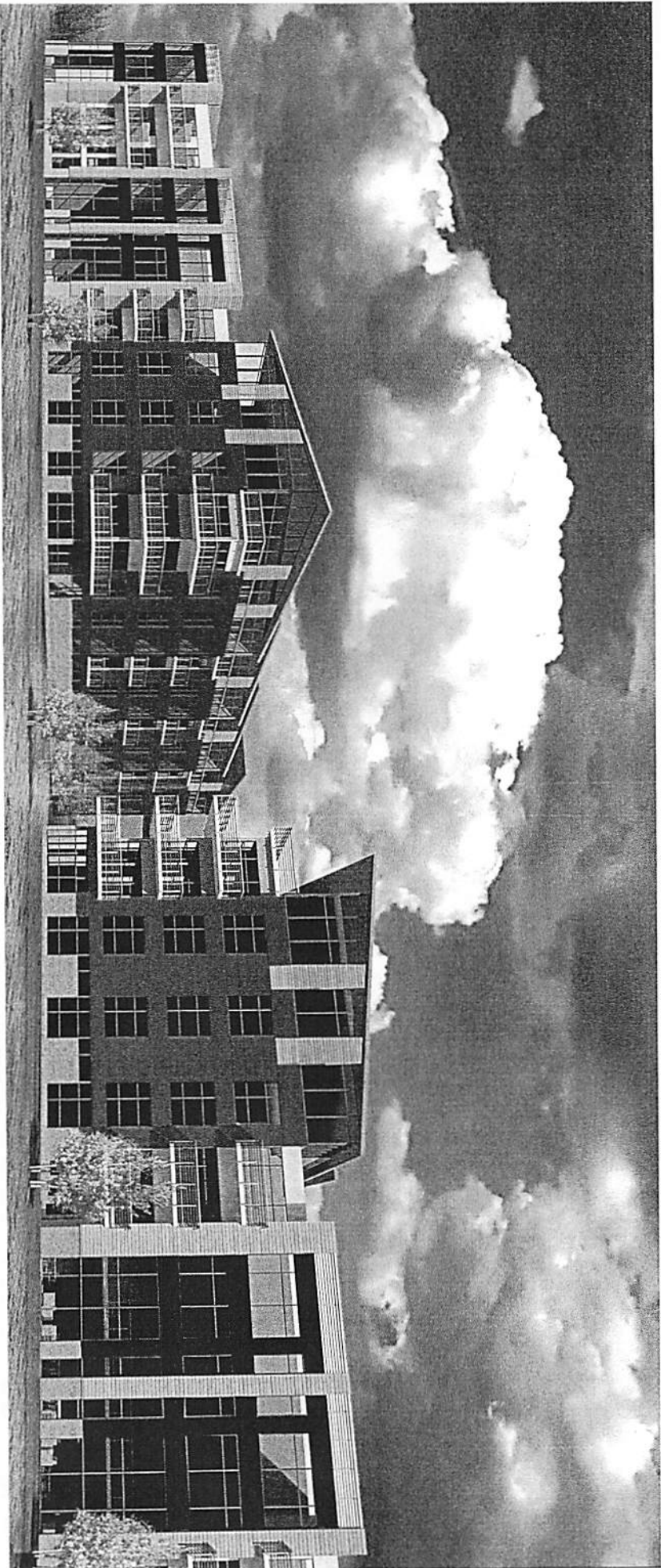
- (20) - PRIVATE PARKING STALLS (10 IN GARAGE)
 - (40) - COVERED RESIDENT PARKING STALLS
 - (22) - SITE PARKING STALLS
-
- (82) - TOTAL PARKING STALLS

ISG



PARK PLAZA
LA CROSSE, WISCONSIN





201 Main Street
Suite 710
La Crosse, WI 54601
P: 608-789-2034
www.jsg-grp.com

J-S GROUP

Park Plaza
La Crosse, Wisconsin
14-16652

Sheet Number:

A1