

Mark Pretasky
2PM LLC
333 Park Plaza Dr
La Crosse, WI 54601
608-386-8660



January 6, 2023

To Whom It May Concern,

I am in the processing of closing on the property north of and connecting to my business Pettibone Resort. This property, 455 Park Plaza Drive, is currently owned by Hanover Direct and included is their letter approving the zoning changes we are requesting.

My short term plans include the demolition of the current building within the next two years.

The long term plan is to develop the property with condominiums and apartments, which would be an asset to the city of La Crosse. I am also planning to use approximately one acre of the land that is connected to Pettibone Resort for temporary flood evacuation storage and temporary winter RV storage. We have been using this property for flood storage in accordance with our mandated flood plan, which is approved by the Mayor, Police Chief and Director of Parks and Recreation annually, for over 30 years.

I am not currently signing the application as the owner because at the time of filing Hanover Direct is still the owner of the property. The purchase of the property by 2PM LLC will be completed by January 20th at which time I will be happy to sign the form.

Thank you.

Mark Pretasky

Zoning for Property at 455 Park Plaza Drive

From: Michelle Wilcox (mwilcox@hanoverdirect.com)

To: mhpretasky@yahoo.com

Date: Tuesday, January 3, 2023 at 12:51 PM CST

Hanover Direct, In is aware of the proposed zoning change for 455 Park Plaza Drive and is in favor of this change.

Michelle Wilcox
Director of Operations
Hanover Direct, Inc.

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):

2 PM LLC Mark Pretasky
333 Park Plaza Dr.
LaCrosse, WI 54601

Owner of site (name and address):

American Down-Textile Co. (Hannover Direct)
2929 Airport Road
LaCrosse, WI 54603

Address of subject premises:

455 Park Plaza Dr.
LaCrosse, WI 54601

Tax Parcel No.: 17-20273-20 ✓, 17-20273-50 ✓, 17-20273-10 ✓
17-20273-11 17-20246-10 ✓

Legal Description: SEE ATTACHED

PDD/TND: General Specific General & Specific

Zoning District Classification: Planned Development-General

Proposed Zoning Classification: Planned Development-Specific

Is the property located in a floodway/floodplain zoning district? Yes No (TND)

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:

vacant

Property is Proposed to be Used For:

Condo and apartment development and Pettibone
Resort's Emergency Flood Plan evacuation and
RV storage.

Proposed Rezoning is Necessary Because (Detailed Answer):

the temporary storage of RV's is not specifically
mentioned in current zoning.

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

the land
the storage is temporary and has been used
in this capacity for over 30 years. It is also
vital for Pettibone Resort's evacuation plan.

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

over 80% of the land will be used to develop new housing, therefore adding to the city of La Crosse tax base.

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.

(signature)

(telephone)

(date)

(email)

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

Personally appeared before me this ____ day of _____, 20____, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

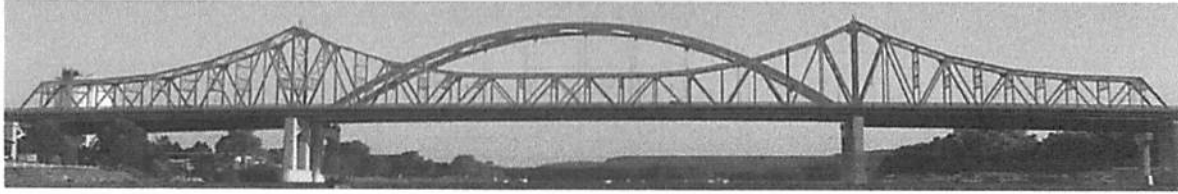
Notary Public
My Commission Expires: _____

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 9th day of January, 2023

Signed: [Signature], Plan Admin
Director of Planning & Development



[Parcel Search](#) | [Permit Search](#)

Parcel Search:

Searching by the tax parcel number (found on the tax bill) will provide the most accurate results. If this information is unavailable, you can also search by Address, owner, or land survey information.

Not finding what you are looking for? You may want to try our [advance search](#)

Search By: **Property Address** ▼

House #: Street Name: Street Type: Direction: City:

Parcels on Current Tax Roll are Blue | Parcels on Next Year's Tax roll are Red

Show **10** ▼ entries

Name	Address	City(Postal)	Municipality	Public Land Survey	Tax Parcel
COMPANY OFFICE INC THE ATTN: ACCOUNT PAYABLE DEPT AMERICAN DOWN & TEXTILE CO	455 PARK PLAZA DR	LA CROSSE	City of La Crosse	13-104-04-SE-NW	17-20273-20
COMPANY OFFICE INC THE ATTN: ACCOUNT PAYABLE DEPT AMERICAN DOWN & TEXTILE CO	455 PARK PLAZA DR	LA CROSSE	City of La Crosse	13-104-04-SE-NW	17-20273-50
COMPANY OFFICE INC THE ATTN: ACCOUNT PAYABLE DEPT AMERICAN DOWN & TEXTILE CO	455 PARK PLAZA DR	LA CROSSE	City of La Crosse	13-104-04-SE-NW	17-20273-10
COMPANY OFFICE INC THE ATTN: ACCOUNT PAYABLE DEPT C/O AMERICAN DOWN & TEXTILE CO	455 PARK PLAZA DR	LA CROSSE	City of La Crosse	13-104-04-SE-NW	17-20246-10

Showing 1 to 4 of 4 entries

Previous Next

455 PARK PLAZA DR LA CROSSE

Parcel: 17-20246-10
 Internal ID: 30331
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 2.680
 Township: 104
 Range: 04
 Section: 13

Abbreviated Legal Description:

HOESCHLER'S PARK PLAZA ADDN LOT 1 LOT SZ: 2.3743 AC

Property Addresses:

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

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
COMPANY OFFICE INC THE ACCOUNT PAYABLE DEPT AMERICAN DOWN & TEXTILE CO	Owner Attention In Care Of	500 COMPANY STORE RD 2929 AIRPORT RD	LA CROSSE LA CROSSE	WI WI	54601-4400 54603

Districts:

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

Additional Information:

Code	Description	Taxation District
2020+ VOTING SUPERVISOR	2020+ Supervisor District 9	
2020+ VOTING WARDS	2020+ Ward 13	
Use	OFFICES	

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 5894
 Billed To: ATTN: ACCOUNT PAYABLE DEPT
 COMPANY OFFICE INC THE
 C/O AMERICAN DOWN & TEXTILE CO
 2929 AIRPORT RD
 LA CROSSE WI 54603
 Total Tax: 17615.25
 Payments Sch.
 1-31-2023 4403.79
 3-31-2023 4403.82
 5-31-2023 4403.82

455 PARK PLAZA DR LA CROSSE

Parcel: 17-20273-10
 Internal ID: 70756
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 1.130
 Township: 104
 Range: 04
 Section: 13

Abbreviated Legal Description:

PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT TO POB S17D8ME 223.05FT S89D 7MW 85.62FT N5D22ME 212.75FT TO POB & COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT S5D22MW 225.37FT TO POB S5D22MW 89.8 FT N88D44MW 225.92FT N26D7M 31SW 63.49FT N84D2ME 39.65FT N84D2ME 224FT TO POB & COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT S5D55MW 225.37FT S84D2MW 224 FT TO POB N6D13MW 92.2FT N80D13MW 235.5FT S4D13ME 91.11FT S80D13ME 239.63FT TO POB & 2 PRCLS LYG W SD LOT 1 1 COM NW OF LOT 1 S4D13ME 101.7FT N80D13MW TO WATERS EDGE NLY ALG WATERS EDGE TO EXTD N LN LOT 1 N72D52ME TO POB & LAND BOUNDED BY S LN PREV PRCL, S LN LOT 1 EXTD W & WATERS EDGE EX CSM NO. 14 VOL 17 DOC NO. 1683829

Property Addresses:

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

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
COMPANY OFFICE INC THE ACCOUNT PAYABLE DEPT	Owner	500 COMPANY STORE RD	LA CROSSE	WI	54601-4400
AMERICAN DOWN & TEXTILE CO	Attention Owner	2929 AIRPORT RD	LA CROSSE	WI	54603

Districts:

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

Additional Information:

Code	Description	Taxation District
2020+ VOTING SUPERVISOR	2020+ Supervisor District 9	
2020+ VOTING WARDS	2020+ Ward 13	
Use	VACANT LOT	

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 6009
 ATTN: ACCOUNT PAYABLE DEPT
 COMPANY OFFICE INC THE
 Billed To: AMERICAN DOWN & TEXTILE CO
 2929 AIRPORT RD
 LA CROSSE WI 54603

455 PARK PLAZA DR LA CROSSE

Parcel: 17-20273-50
 Internal ID: 30580
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.700
 Township: 104
 Range: 04
 Section: 13

Abbreviated Legal Description:

PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 555.27FT TO N LN OF DR S72D52MW 175.5 FT TO POB N5D22ME 78.53FT N88D44MW 236FT SLY ALG WATERS EDGE TO EXTD N LN OF DR N72D52ME TO POB LOT SZ.:7003 AC

Property Addresses:

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

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
COMPANY OFFICE INC THE ACCOUNT PAYABLE DEPT	Owner	500 COMPANY STORE RD	LA CROSSE	WI	54601-4400
AMERICAN DOWN & TEXTILE CO	Owner	2929 AIRPORT RD	LA CROSSE	WI	54603

Districts:

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

Additional Information:

Code	Description	Taxation District
2020+ VOTING SUPERVISOR	2020+ Supervisor District 9	
2020+ VOTING WARDS	2020+ Ward 13	
Use	VACANT LOT	

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 6013
 Billed To: ATTN: ACCOUNT PAYABLE DEPT
 COMPANY OFFICE INC THE
 AMERICAN DOWN & TEXTILE CO
 2929 AIRPORT RD
 LA CROSSE WI 54603
 Total Tax: 685.29
 Payments Sch.
 1-31-2023 171.33
 3-31-2023 171.32

455 PARK PLAZA DR LA CROSSE

Parcel: 17-20273-20
 Internal ID: 30576
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 1.017
 Township: 104
 Range: 04
 Section: 13

Abbreviated Legal Description:

PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 353.76FT TO POB S17D8ME 200.75FT S72D 52MW 175.5FT N5D22ME 78.53FT N88D44MW 247.17FT TO WATERS EDGE NLY 65FT S88D44ME 239.75FT N5D22ME 102.42FT N89D7ME 85.62FT TO POB

Property Addresses:

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

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
COMPANY OFFICE INC THE ACCOUNT PAYABLE DEPT AMERICAN DOWN & TEXTILE CO	Owner Attention Owner	500 COMPANY STORE RD 2929 AIRPORT RD	LA CROSSE LA CROSSE	WI WI	54601-4400 54603

Districts:

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

Additional Information:

Code	Description	Taxation District
2020+ VOTING SUPERVISOR	2020+ Supervisor District 9	
2020+ VOTING WARDS	2020+ Ward 13	
Use	VACANT LOT	

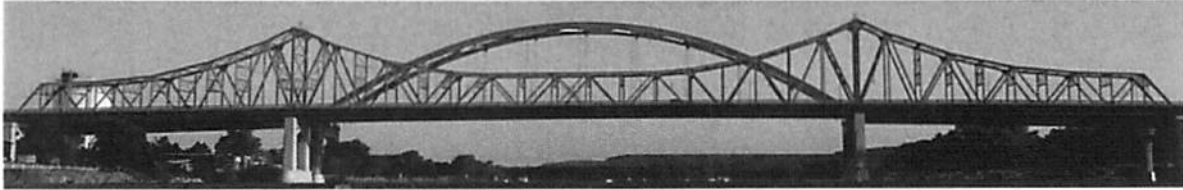
Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 6011
 ATTN: ACCOUNT PAYABLE DEPT
 COMPANY OFFICE INC THE
 Billed To: AMERICAN DOWN & TEXTILE CO
 2929 AIRPORT RD
 LA CROSSE WI 54603
 Total Tax: 5045.72
 Payments Sch. 1-31-2023 1261.43



[Parcel Search](#) | [Permit Search](#)

Parcel: 17-20273-11 Internal ID: 70755
Municipality: City of La Crosse Record Status: Current



Parcel Information:

Parcel: 17-20273-11
Internal ID: 70755
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.050
Township: 104
Range: 04
Section: 13

- [Parcel](#)
- [Taxes](#)
- [Outstanding Taxes](#)
- [Assessments](#)
- [Deeds](#)
- [Permits](#)
- [History](#)

Legal Description:

CERTIFIED SURVEY MAP NO. 14 VOL 17 DOC NO. 1683829 THAT PRT LOT 2 LYG SLY OF N LN LOT 1 HOESCHLERS PARK PLAZA ADDN EXTD WLY TO THE WATERS EDGE

Property Addresses:

Street Address City(Postal)

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
COMPANY OFFICE INC THE	Owner	500 COMPANY STORE RD	LA CROSSE	WI	54601-4400
ATTN: ACCOUNT PAYABLE DEPT	Attention				
AMERICAN DOWN & TEXTILE CO	Owner	2929 AIRPORT RD	LA CROSSE	WI	54603

Districts:

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

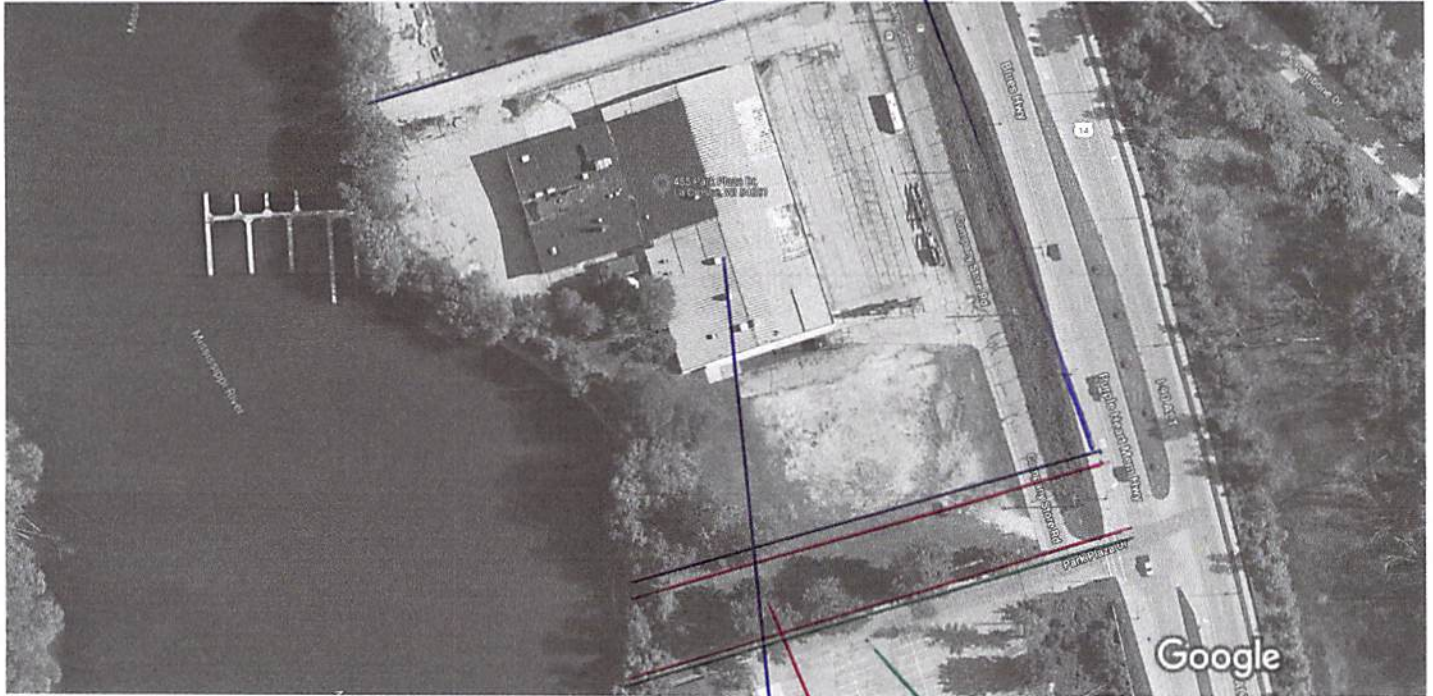
Additional Information

Category	Description
2020+ VOTING SUPERVISOR	2020+ Supervisor District 9
2020+ VOTING WARDS	2020+ Ward 13
Use	VACANT LOT

Lottery Tax Information ⓘ

Lottery Credits Claimed: 0
Lottery Credit Application Date:

Google Maps 455 Park Plaza Dr









Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 50 ft



Pettibone Resort
Condo's & Storage (RVs)
Condo's & Apartments

455 Park Plaza Dr Building

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 455 Park Plaza Dr, La Crosse, WI 54601