PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address): LaCrosse County
400 4th Street North
LaCrosse, WI 54601

Owner of site (name and address): same

Address of subject premises: same

Tax Parcel No.: 17-20021-40, 17-20173-30, 17-20141-10 (3 parcels)

Legal Description: See Attachments 1+2

Zoning District Classification: Public / Semi-Public - PS

Proposed Zoning Classification: C3 - Community Business

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? ___ Yes X No

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

Property is Presently Used For: LaCrosse County Administrative Center

Property is Proposed to be Used For: Student Housing, see attachment 3

Proposed Rezoning is Necessary Because (Detailed Answer): LaCrosse County is selling the Administrative Center to Stizo Development LLC. Stizo plans to convert the building to student housing which would be a change in use. If the rezone is not finalized, the sale will not be needed.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer): The asbestos in the building will be abated. The building will be saved for an adaptive reuse. This will add tax base to the City + will help meet the needs for student housing adjacent to Western Technical College.

Chapter 115, Article II, Division 3 of the La Crosse Municipal Code
(Rev. 08/2014)

CITY OF LA CROSSE, WI
General Billing - 121712 - 2014
001304-0063 Kelly S. 12/05/2014 12:00PM
936 - LA CROSSE COUNTY
Payment Amount: 350.00

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
See previous answer. There is a need for student housing in this area - immediately adjacent to campus, so we feel this is a good fit for the area.

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)

608-785-9700 (telephone) 12/4/14 (date)

Omalley@lacrossecounty.org (email)

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

Personally appeared before me this 4th day of December, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Alice K. Sorenson
Notary Public
My Commission Expires: May 11, 2018

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

Review was made on the 5th day of December, 2014.

Signed: _____, Senior Planner.
~~Director of Planning & Development~~

Chapter 115, Article II, Division 3 of the La Crosse Municipal Code
(Rev. 08/2014)

ATTACHMENT 1

400 4TH ST N LA CROSSE

Parcel:	17-20021-40
Internal ID:	27901
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	0.094
Township:	16
Range:	07
Section:	31
Qtr:	SE-SE

Abbreviated Legal Description:

TOWN OF LA CROSSE LOTS 4 & 5 BLOCK 30 & NLY 10 FT VAC PINE ST ADJ ON S OF LOT 5

Property Addresses:

Street Address	City(Postal)
400 4TH ST N	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
LACROSSE COUNTY COURTHOUSE LOT	Owner Informational Only	400 4TH ST N	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N
DBS	DOWNTOWN BUSINESS STUDY	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 6
2012 + VOTING WARDS	2012+ Ward 7
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601

Lottery Tax Information:

Lottery Credits Claimed:	0
Lottery Credit Application Date:	

400 4TH ST N LA CROSSE

Parcel:	17-20141-10
Internal ID:	29163
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	1.225
Township:	16
Range:	07
Section:	32
Qtr:	NW-SW

Abbreviated Legal Description:

T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION ALL BLOCK 1 & S1/2 VAC BADGER ST ADJ ON N & W1/2 OF VAC 6TH ST ADJ TO LOTS 3, 4 & 5 ON E EX PRT TAKEN FOR 4TH ST LOT SZ: IRR

Property Addresses:

Street Address	City(Postal)
400 4TH ST N	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
LACROSSE COUNTY COURTHOUSE LOT	Owner Informational Only	400 4TH ST N	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N
DBS	DOWNTOWN BUSINESS STUDY	N
0026	La Crosse TIF 6	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 6
2012 + VOTING WARDS	2012+ Ward 7
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601

Lottery Tax Information:

Lottery Credits Claimed:	0
Lottery Credit Application Date:	

505 5TH AVE N LA CROSSE

Parcel:	17-20173-30
Internal ID:	29509
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	0.323
Township:	16
Range:	07
Section:	32
Qtr:	SW-SW

Abbreviated Legal Description:

T BURNS G FARNUM & P BURNS ADDITION LOTS 5 & 6 BLOCK 16 & N 10FT VAC PINE ST ADJ TO LOT 6 ON S

Property Addresses:

Street Address	City(Postal)
505 5TH AVE N	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
LACROSSE COUNTY COURTHOUSE LOT	Owner Informational Only	400 4TH ST N	LA CROSSE	WI	54601

Districts:

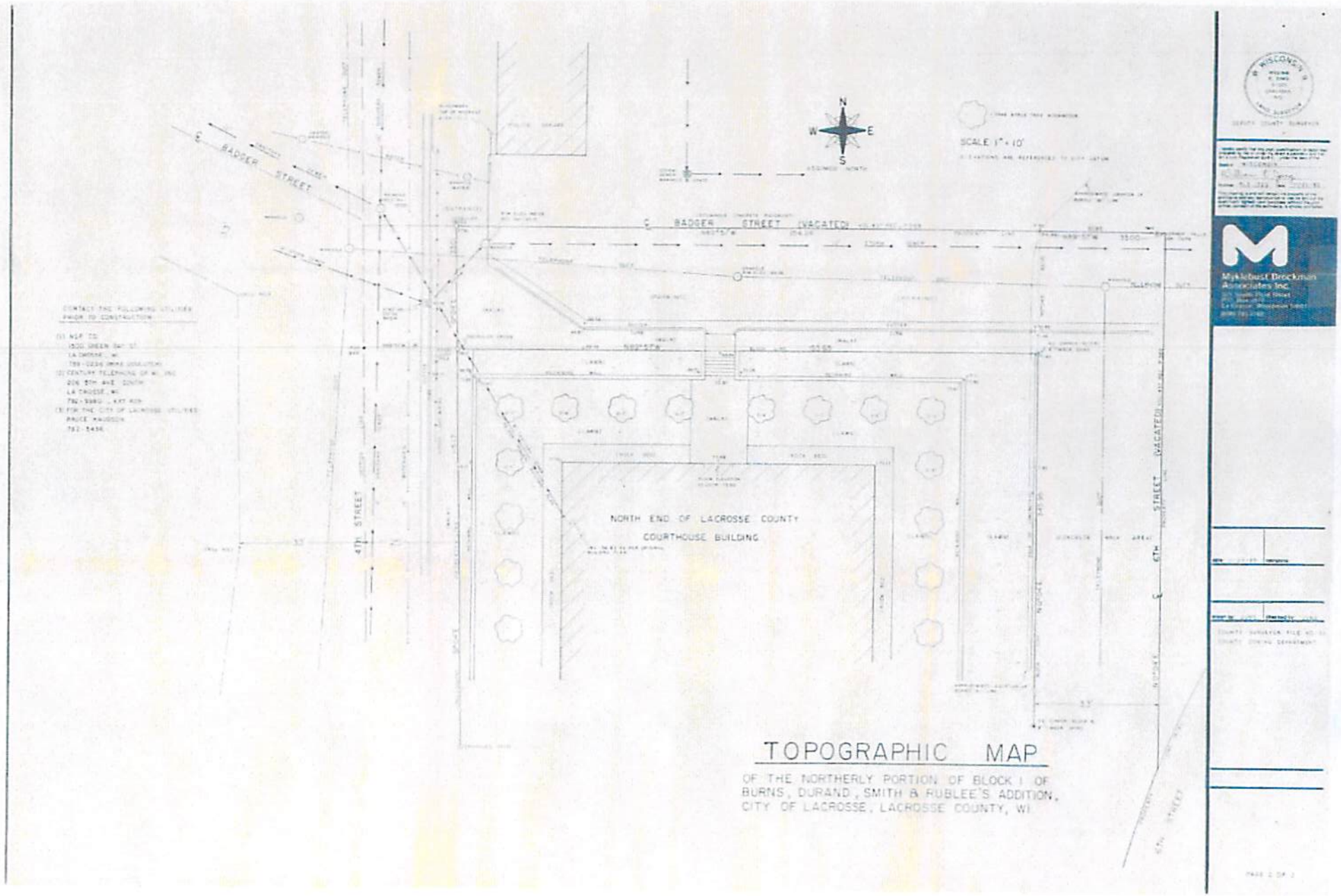
Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N
DBS	DOWNTOWN BUSINESS STUDY	N
0026	La Crosse TIF 6	N

Additional Information:

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 6
2012 + VOTING WARDS	2012+ Ward 7
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601

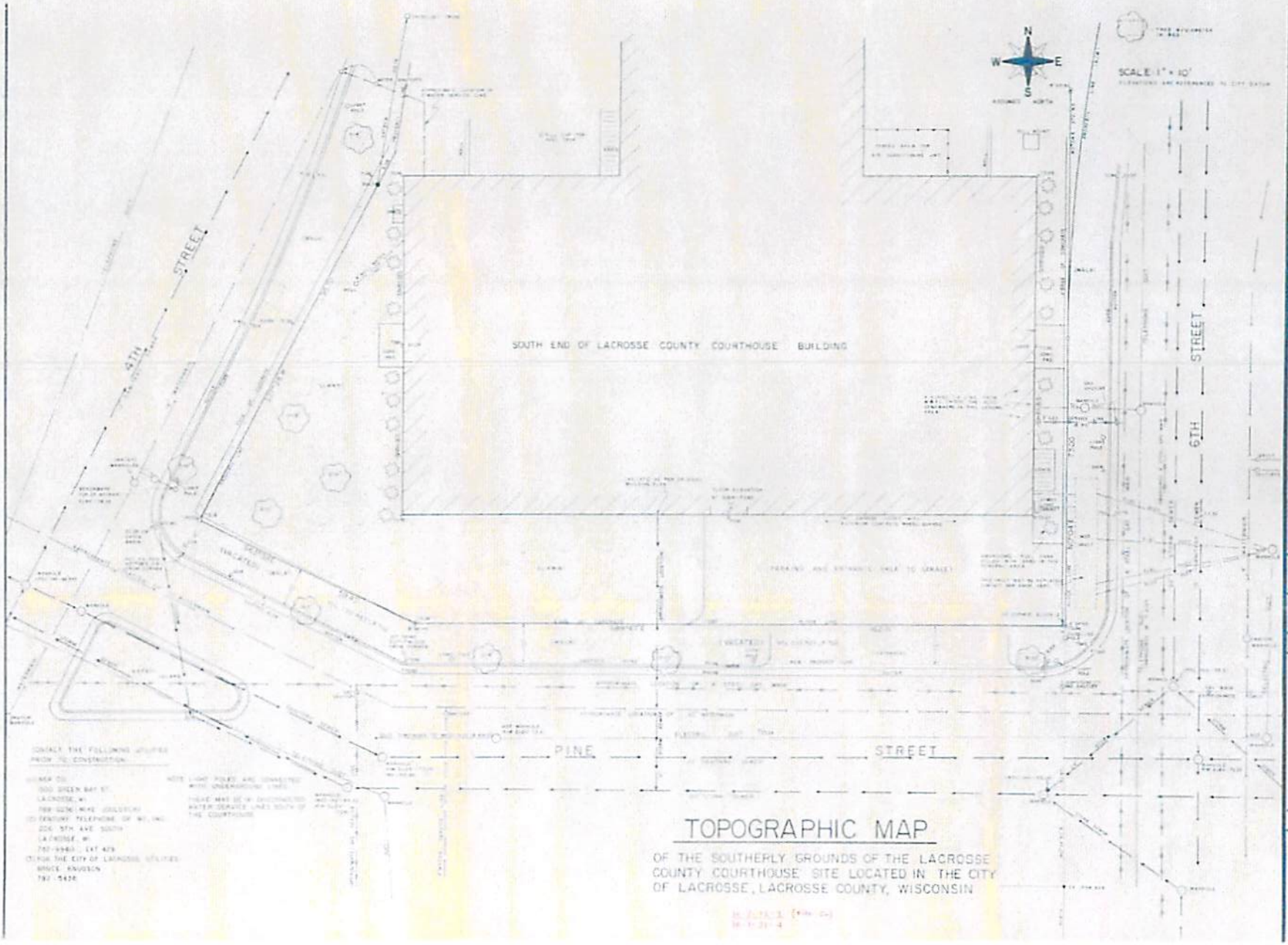
Lottery Tax Information:

Lottery Credits Claimed:	0
Lottery Credit Application Date:	



TOPOGRAPHIC MAP

OF THE NORTHERLY PORTION OF BLOCK 1 OF
BURNS, DURAND, SMITH & RUBLEE'S ADDITION,
CITY OF LACROSSE, LACROSSE COUNTY, WI



TOPOGRAPHIC MAP

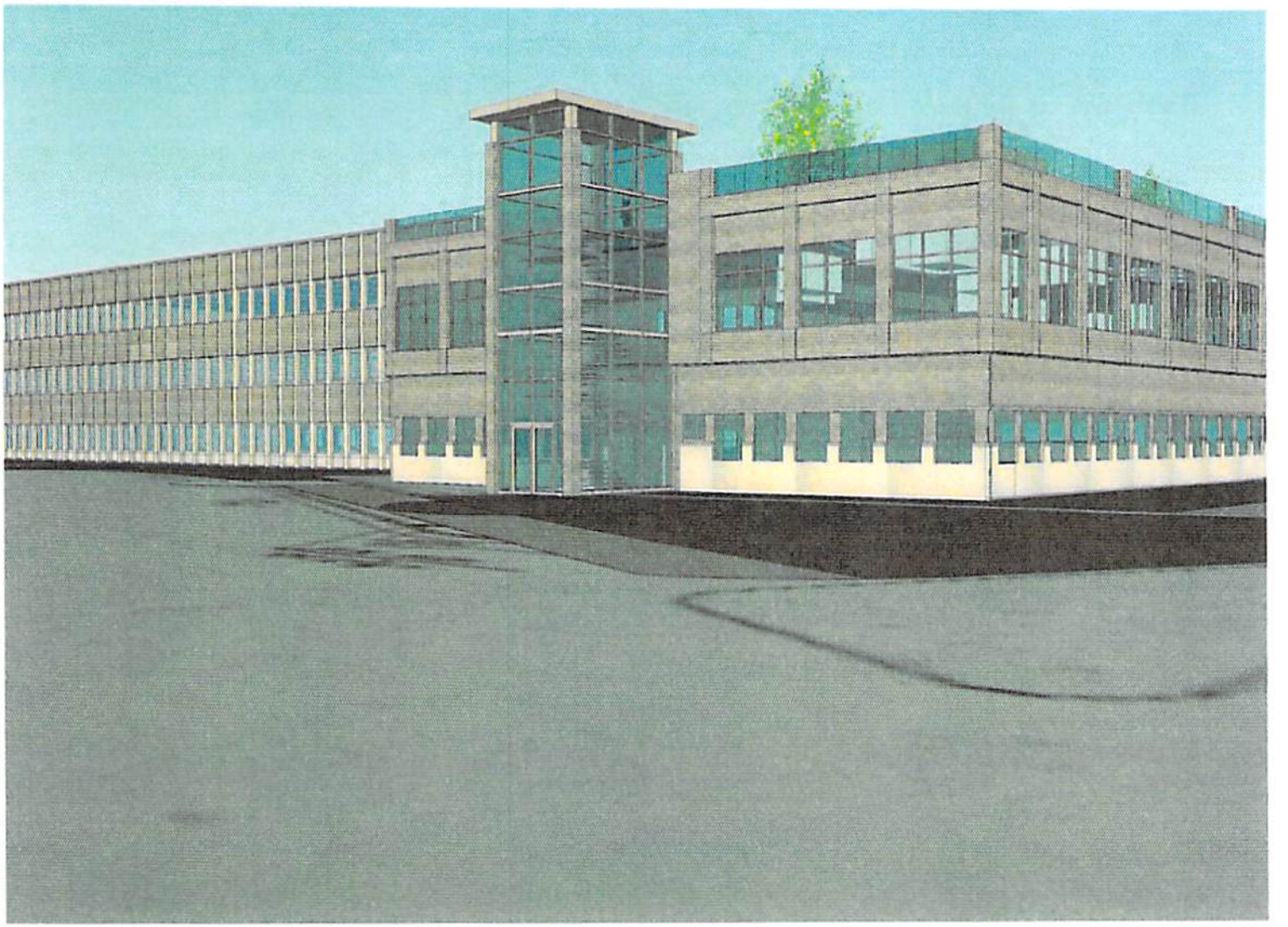
OF THE SOUTHERLY GROUNDS OF THE LACROSSE COUNTY COURTHOUSE SITE LOCATED IN THE CITY OF LACROSSE, LACROSSE COUNTY, WISCONSIN

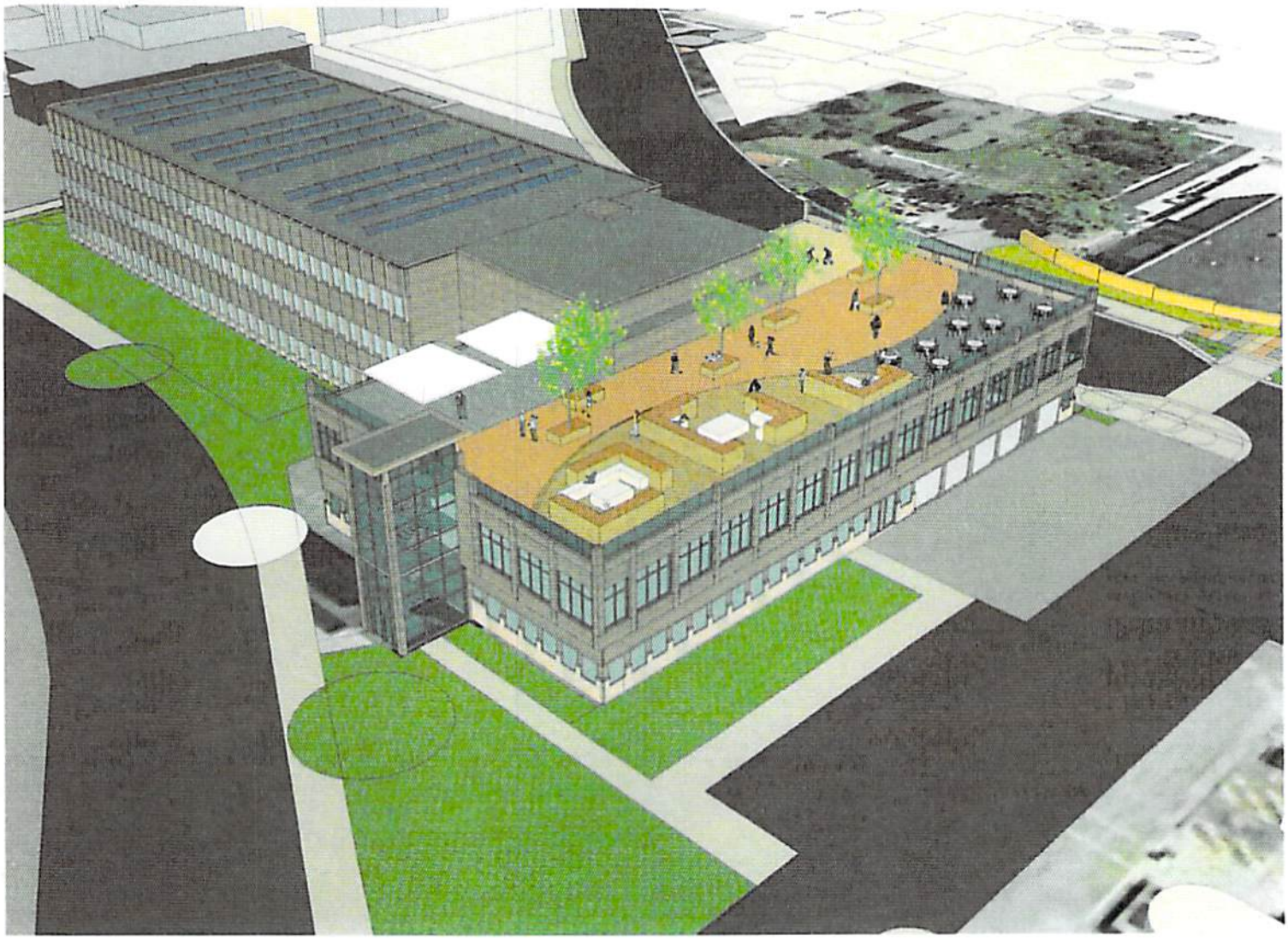
Myklebust Brockman Associates Inc

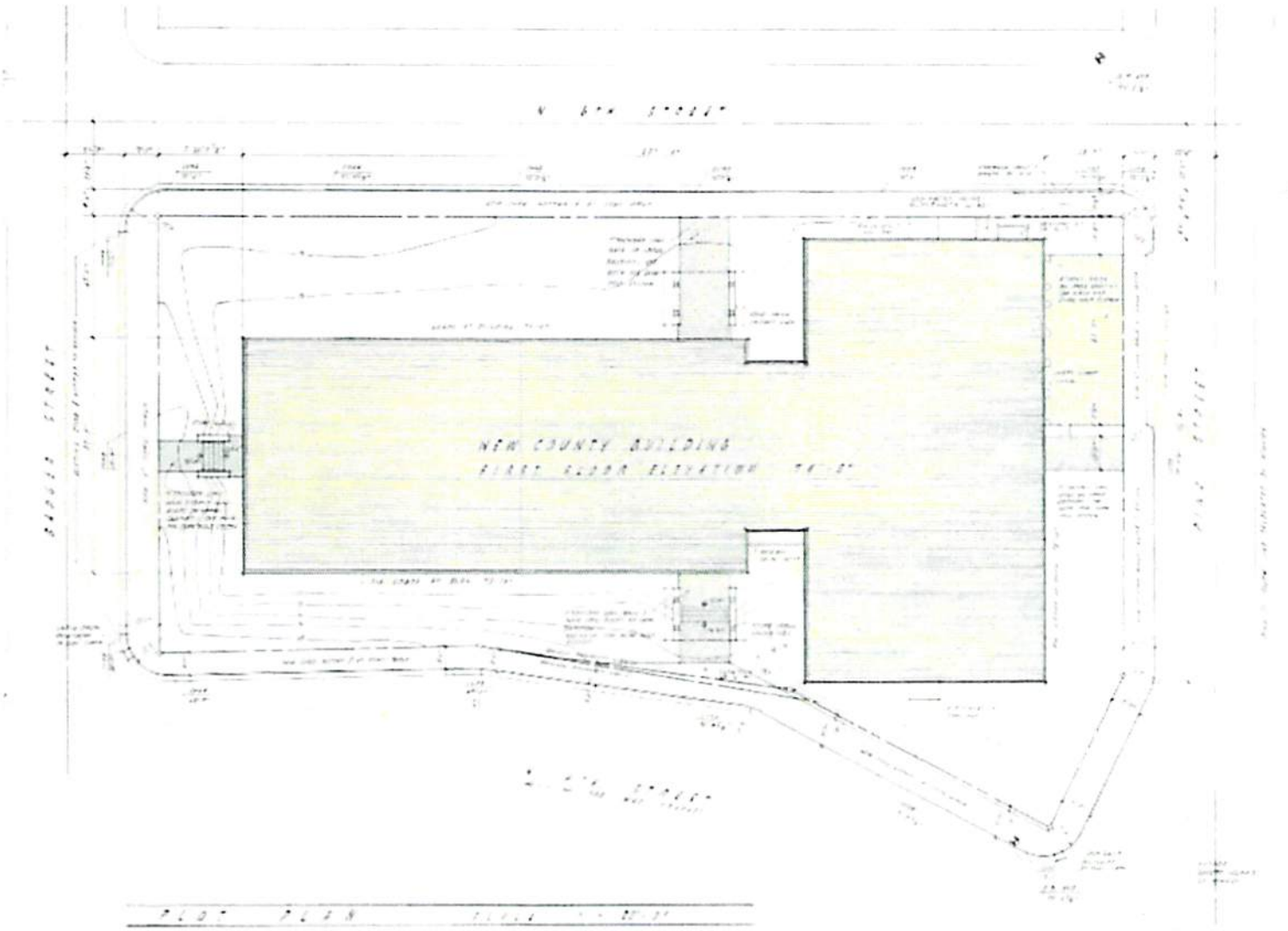
ATTACHMENT 2


17-20009-100
17-20009-110
17-20010-50
17-20020-80
17-20020-120
17-20021-40
17-20021-41
17-20021-60
17-20021-50
17-20141-10
17-20141-20
17-20142-130
17-20143-21
17-20143-20
17-20173-30
17-20173-20
17-20169-40
6TH ST N

ATTACHMENT 3






NEW COUNTY BUILDING
FIRST FLOOR ELEVATION