

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

City of La Crosse

Owner of site (name and address):

City of La Crosse Redevelopment Authority, City of La Crosse

Address of subject premises:

11, 26, 41 Copeland Avenue

Tax Parcel No.: 17-20251-20, 17-20252-20, 17, 20251-100

Legal Description: 17-20251-90, 17-20252-30, 17-20251-110, 17-20251-15
17-20250-30, 17-20251-16, 17-20251-64, 17-20251-60, 17-20251-67
(See attached.) 17-20251-65, 17-20251-50, 17-20251-63

Zoning District Classification:

See attached list (PDD? Heavy Industrial)
Planned Development District - Multizoned (20251-15)
GENERAL 20251-16

Proposed Zoning Classification:

Planned Development District GENERAL

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:

Open Space

Property is Proposed to be Used For:

Mixed Use Development (Residential - Commercial)

Proposed Rezoning is Necessary Because (Detailed Answer):

City Master Planned Area and City redevelopment and environmental remediation investment.

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

It is consistent with the publicly driven master plan, comprehensive plan and mitigates environmental conditions on site.

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

It is consistent with the Comprehensive Plan and Master Plan for the site.

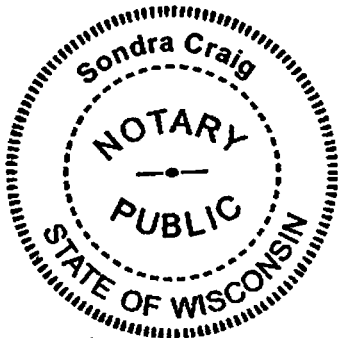
The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 5th day of September, 2019.

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) [Handwritten Signature]
608 789-7362 9-6-19
 (telephone) (date)
 (email) gilmanj@cityoflacrosse.org

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

Personally appeared before me this 6th day of September, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Sondra Craig
 Notary Public
 My Commission Expires: 11/11/2021

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

Review was made on the 6th day of Sept, 2019.

Signed: [Handwritten Signature]
 Director of Planning & Development

Riverside North PDD Rezoning Legal Descriptions

Parcel 17-20251-20: REDEVELOPMENT AUTHORITY OF THE CITY OF LACROSSE

PRT GOVERNMENT LOTS 1 & 2 COM NE COR SEC 31 S0D59M34SE 1532.21FT TO W R/W LN COPELAND BLVD & POB S89D33M 24SW 1284.77FT N15D9M49SW 206.81FT S89D33M27SW 260.85 FT TO E R/W LN VAC RR ALG E R/W LN N13D26M16SW 564.69FT TO S LN BEMELS INDUSTRIAL ADDN ALG S LN N89D33M40SE 1469.24FT N89D28M50SE 72.85 FT TO NW COR PRCL IN V863 P819 ALG W LN PRCL S2D16M3SE 99.93FT TO NW COR PRCL IN V806 P827 ALG W LN PRCL S2D 13M18SE 200.06FT TO SW COR ALG S LN N89D33M57SE 159.63 FT TO W R/W LN COPELAND BLVD ALG W LN S2D13M1SE 250.51FT S2D14M36SE 200.07FT TO POB

Parcel 17-20252-20: CITY OF LACROSSE

PRT GL 2 COM INTER W LN COPELAND AVE & 200FT S SD GL W 1285.84FT NW 206.78FT W 263FT S 74.22FT SE CURVE 305.70FT CHD SE 16.56FT E 530.91FT SW 10FT SE .58FT SELY CURVE 498.06FT N 164.87 FT E 305FT N 25.01FT POB LOT SZ: IRR

Parcel 17-20251-100: CITY OF LACROSSE

PRT GOVERNMENT LOT 2 COM N LN GOV LOT 2 & W LN COPELAND AVE S ALG W LN 225.11FT TO POB S 173.08FT W 310.44FT N 173FT E 305FT TO POB LOT SZ: IRR

Parcel 17-20251-90: CITY OF LACROSSE

PRT GOVERNMENT LOT 2 COM AT A PT ON N LN 75FT E OF C/L OF C.M.ST.P.&P. R/R R/W SELY 74.22FT TO POB SELY ALG A CURVE CHD OF WHICH BEARS SE 305.7FT S 16.56FT TO A PT 225FT S OF N LN OF GOV LOT 2 E 530.91FT S 130FT M/L ALG A CURVE 260.04FT CHD OF WHICH BEARS W 255.96FT SWLY ALG A CURVE 520.01FT THE CHD OF WHICH BEARS SWLY 487.84FT TO A PT 75FT PP NE OF C/L OF SD R/R R/W NWLY ALG SD LN 75FT PP FROM SD C/L TO POB LOT SZ: 3.78 AC

Parcel 17-20252-30: CITY OF LACROSSE

PRT GL 2 COM INTER W LN COPELAND AVE & 225FT S OF N LN SD GL W 305FT S 164.87FT POB S1D48MW 225.6FT N57D42MW 435.08FT ALG CURVE CONC TO SW 91.68FT N131.38FT SELY ALG CURVE 498.06FT POB + REAR LOT SZ: IRR 623/894

Parcel 17-20251-110: REDEVELOPMENT AUTHORITY OF THE CITY OF LACROSSE

PRT GOVERNMENT LOTS 1 & 2 COM NE COR SEC 31 S76D8M9SW 1934.81FT TO POB S2D43M50SE 25.38FT S88D6M54SE 7FT S7D 34M54SE 196.68FT S75D24M6SW 17FT ALG CURV S11D57M53SE 96.57FT S14D35M59SE 438.81FT ALG CURV S20D41M28SE 853.2FT S26D47M4SE 184.16FT S24D43M 28SE 331FT TO MEANDER LN ALG LACROSSE RIVER ALG MEANDER LN N54D29M28SE 102.49FT N24D 43M28SW 385.87FT TO SW COR PRCL IN V1137 P713 ALG W LN PRCL N26D40M59SW 226.43FT ALG CURV N23D9M59SW 170.85FT N19D38M59SW 303.3FT N13D26M 16SW 73.42FT TO NW COR PRCL N13D26M16SW 264.69FT S76D33M 44SW 80.65FT N14D27M11SW 341.47FT ALG CURV

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Parcel 17-20251-100: CITY OF LACROSSE

PRT GOVERNMENT LOT 2 COM N LN GOV LOT 2 & W LN COPELAND AVE S ALG W LN 225.11FT TO POB S 173.08FT W 310.44FT N 173FT E 305FT TO POB LOT SZ: IRR

Parcel 17-20251-90: CITY OF LACROSSE

PRT GOVERNMENT LOT 2 COM AT A PT ON N LN 75FT E OF C/L OF C.M.ST.P.&P. R/R R/W SELY 74.22FT TO POB SELY ALG A CURVE CHD OF WHICH BEARS SE 305.7FT S 16.56FT TO A PT 225FT S OF N LN OF GOV LOT 2 E 530.91FT S 130FT M/L ALG A CURVE 260.04FT CHD OF WHICH BEARS W 255.96FT SWLY ALG A CURVE 520.01FT THE CHD OF WHICH BEARS SWLY 487.84FT TO A PT 75FT PP NE OF C/L OF SD R/R R/W NWLY ALG SD LN 75FT PP FROM SD C/L TO POB LOT SZ: 3.78 AC

Parcel 17-20252-30: CITY OF LACROSSE

PRT GL 2 COM INTER W LN COPELAND AVE & 225FT S OF N LN SD GL W 305FT S 164.87FT POB S1D48MW 225.6FT N57D42MW 435.08FT ALG CURVE CONC TO SW 91.68FT N131.38FT SELY ALG CURVE 498.06FT POB + REAR LOT SZ: IRR 623/894

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N8D31M11SW 207.05FT N4D4M34SW 125.37FT ALG CURV N1D50M13SW 23.08FT
S89D23M41SW 41.65FT S2D33M 27SE 41.15FT TO POB

Parcel 17-20251-15: CITY OF LACROSSE

PRT GOVT LOT 1 BEG SW COR LOT 8 BLOCK 7 BEMELS IND ADD E 41.26FT
S14D10M30SE 300FT S75D49M30SW 83.77FT ALG CURV N14D10M30SW 344.72 FT CONT
ALG CURV N8D14M30SW 209.02FT N2D18M30SW 126.23FT ALG CURV N2D23M50SE
272.41FT S82D38ME 35FT M/L S ALG A CURV P/W W LN LOT 8 BLK 1 BEMELS IND ADD
TO A PT 15.87 FT W OF SW COR LOT 8 BLK 1 BEMELS IND ADD S 66FT S ALG CURV
S8D26ME 310.48FT N89D 9ME 13.5FT TO SW COR LOT 8 BLK 7 BEMELS IND ADD & POB
T/W ESMT IN V1388 P513

Parcel 17-20250-30: CITY OF LACROSSE

BEMEL'S INDUSTRIAL ADDITION LOT 8 BLOCK 7 LOT SZ: IRR

Parcel 17-20251-16: CITY OF LACROSSE

PRT GOVT LOT 1 BEG NW COR LOT 8 BLOCK 1 BEMELS IND ADD S89D9MW 15.87FT TO
E R/W RR ALG CURV S5D18M40SW 410.46FT S 66FT ALG CURV S8D 26ME 310.48FT
N89D9ME 13.5FT TO SE COR LOT 8 BLK 7 BEMELS IND ADD ALG CURV N7D59M20SW
310.57FT N 66FT ALG CURV N5D18M40SE 410.46FT TO POB

Parcel 17-20251-64: CITY OF LACROSSE

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 104.5FT
S10D30MW 200 FT S4D45MW 200FT S1D30ME 54.06FT E 22.31FT S2D18M30SE 25FT TO
POB S2D18M30SE 79.23 FT ALG CURV S5D36M30SE 121FT N75D49M30SE 17FT
N7D9M30SW 196.68FT N87D41M30SW 7FT TO POB LOT SZ: 2773 SF M/L

Parcel 17-20251-60: CITY OF LA CROSSE

PRT GOVERNMENT LOTS 1 & 2 COM NW COR LOT 8 BLK 1 BEMEL IND ADDN W 90.86FT
TO POB W 13.64FT S10D30MW 200FT S4D 45MW 200FT S1D30ME 250FT S6D 18M30SE
135FT S19D33ME 50FT S8D35M45SE 157.38FT W 30FT S14D10M30SE 600FT W 50FT TO
E LN BLACK RIVER SLY ALG E LN 1153FT M/L TO N LN LA CROSSE RIVER ELY ALG N LN
550FT M/L TO A PT 50FT WLY OF C/L OF RR TRK N24D18MW 331FT TO A PT 25FT WLY
OF C/L RR TRK N26D21M30SW 184.16FT NLY ALG CURV N20D 16MW 853.2FT
N14D10M30SW 438.81FT NLY ALG CURV N8D 14MW 217.29FT N2D18M30SW 126.23FT
NLY ALG CURV N5D7M 16SE 439.72FT TO POB EX COM NW COR LOT 8 BLK 1 BEMELS
IND ADDN W 90.86FT TO POB W 13.64FT S10D30MW 200FT S4D 45MW 200FT S1D30ME
54.06FT E 22.31FT N2D18M30SW 22FT NELY ALG CURV N5D50M40SE 430.26FT TO POB

Parcel 17-20251-67: CITY OF LACROSSE

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMEL IND ADDN W 104.5FT
S10D30MW 200 FT S4D45MW 200FT S1D30ME 54.06FT TO POB S1D30ME 195.94FT
S6D18M30SE 135FT S19D33ME 50FT S8D35M45SE 157.38FT W 1.2FT N14D10M30SW
304.14FT N7D3MW 239.72FT E 44.89FT TO POB LOT SZ: 11820 SF

Parcel 17-20251-65: CITY OF LACROSSE

PRT GOVERNMENT LOT 1 BEG AT A PT 104.5FT W OF NW COR LOT 8 BLK 1 BEMEL IND
ADDN W 196.36FT TO E LN BLACK RIVER S7D15ME 990.71FT ALG E LN E 78.8FT
N14D10M30SW 304.14FT N7D3MW 239.72FT E 44.89FT N1D30MW 54.06FT N4D 45ME
200FT N10D30ME 200FT TO POB LOT SZ: 2.02 AC

Parcel 17-20251-50: CITY OF LACROSSE

PRT GOVERNMENT LOTS 1 & 2 COM INTER W LN COPELAND AVE & RECORD S LN GOV
LOT 1 N88D 11M44SW ALG S LN 1794.80FT TO A PT 20FT WLY AT RIGHT ANGLES FROM
C/L REMOVED WLY TRACK OF CM&ST P&P RR & POB N12D59M43SW 360FT N88D
11M44SW 20.75FT TO ELY WATER EDGE S11D48M13SE 358.11FT S15D49M12SE
243.47FT S88D11M 44SE 16.03FT N12D59M43SW 240 FT TO POB

Parcel 17-20251-63: CITY OF LACROSSE

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 90.86FT TO
POB W 13.64FT S10D30MW 200FT S4D 45MW 200FT S1D30ME 54.06FT E 22.31FT
N2D18M30SW 22FT ALG CURV N5D50M40SE 430.26FT TO POB LOT SZ: 6729 SF M/L

RIVERSIDE NORTH REZONING BY PARCELS

1. 17-20251-20 PDD General to PDD General
2. 17-20252-20 PDD General to PDD General
3. 17-20251-100 PDD General to PDD General
4. 17-20251-90 PDD General to PDD General
5. 17-20252-30 PDD General to PDD General
6. 17-20251-110 PDD General to PDD General
7. 17-20251-15 PDD General and M-2 to PDD General
8. 17-20250-30 PDD General to PDD General
9. 17-20251-16 M-2 to PDD General
10. 17-20251-64 PDD General to PDD General
11. 17-20251-60 PDD General to PDD General
12. 17-20251-67 PDD General to PDD General
13. 17-20251-65 PDD General to PDD General
14. 17-20251-50 PDD General to PDD General
15. 17-20251-63 M-2 to PDD General