Payment Amount:

OITY OF LA CROSSE, WI General Silling - 112369 - 2014

### 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): Pointe West Investments, LLC (Contact: Jason Alberty)
N5336 State Road 35, Onalaska, WI 54650
Owner of site (name and address):  Pointe West Investments, LLC (Contact: Jason Alberty)  N5336 State Road 35, Onalaska, WI 54650  Address of subject premises:  231 10th Street N, 231 10th Street N, 920 Vine Street, 919 State Street  Tax Parcel No.: 17-20202-120, 17-20202-10, 17-20203-10, 17-20203-20  Legal Description: See Item (c)(ii)
PDD TND General _x _ Specific General & Specific T-20202-10, 17-20203-10: TND General Zoning District Classification: 17-20202-120, 17-20203-20: TND Specific Proposed Zoning Classification: All four parcels listed => TND Specific
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 No
Is the consistent with the policies of the Comprehensive Plan? No
Property is Presently Used For:  Multi-Family Residential and Commercial
Property is Proposed to be Used For:  Multi-Family Residential and Commercial
Proposed Rezoning is Necessary Because (Detailed Answer):  To comply with amendment to final specific development plans adopted by City Council on 3/14/2013

Sec. 15.16 of Code of Ordinances, City of La Crosse Rev. 10/2013

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):  See attached Letter of Intent
Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):  See attached Letter of Intent
The undersigned depose and state that I/we am/gre the owner of the property involved in this petition and that said property was purchased by me/us on the 6th day of Februay, 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.
(signature) 608-385-4505 (telephone) (date) (email)
STATE OF WISCONSIN ) ) ss. COUNTY OF LA CROSSE )
Personally appeared before me this <u>leve</u> day of <u>February</u> , 2014, 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: permanent
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)(I) 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.
Signed: On behalf of Law Kach.

Sec. 15.16 of Code of Ordinances, City of La Crosse Rev. 10/2013

### Pointe West Investments, LLC

N5336 State Road 35 Onalaska, WI 54650 608.519.0133 (office) 608.385.4505 (mobile) jalberty@live.com (email)

February 6, 2014

City of La Crosse
Planning & Development Department
400 La Crosse Street
La Crosse, WI 54601

Re: Letter of Intent: Rezoning Petition: Traditional Neighborhood District

Petitioner/Owner: Pointe West Investments, LLC

To Whom It May Concern:

We are pleased to submit this petition for the purpose of completing the TND general and specific zoning approvals granted by the Common Council in respect of the Pointe West Investments LLC redevelopment of the 9th-10th & State Street properties. As part of the TND specific zoning approvals issued by the Common Council last year, an amendment was inserted requiring an additional parking lot be provided to support the project at 920 Vine Street, which would come on-line on or about June 2014. This petition provides the site plans and surveys to create that additional parking lot.

The plans show the 920 Vine Street parcel being added to the existing parking lots located at both the State Street project as well as at the adjacent property (231 N.10<sup>th</sup>) which is also owned by Pointe West Investments LLC. Combining the new parking lot into the Pointe West parking plan is done to enhance the flow of traffic and to maximize the number of additional stalls that can be added. The plan shows a net overall increase of 16 stalls added by this petition. This petition improves the parking situation at the new project as well as at the existing multi-unit at 231 N. 10<sup>th</sup>. A cross access and drainage easement among the various affected parcels will be provided to ensure permanent legal access and drainage rights to the additional parking lot. Additional green space will also be provided at 231 N. 10<sup>th</sup>.

The rezoning is consistent with the TND zoning of the neighboring parcels and fits into the project's overall development nicely. The petition poses no detrimental effects to the neighborhood as it results in the additional parking requested by the Council during the earlier Pointe West TND zoning approval process. This project is consistent with the City's long range comprehensive plan goals, objections, actions and policies.

Respectfully submitted, Pointe West Investments, LLC

By: Jason Alberty, President

gren

### Specific Comprehensive Development Plan For: Pointe West Investments, LLC

Item (c)(i)

See the attached site plans.

Item (c)(ii)

• See the attached legal descriptions and map

Item (c)(iii)

· See the attached Letter of Intent

Item (c)(iv)

See the attached site plans.

Item (c)(v)

· See the attached site plans.

Item (c)(vi)

· See the attached site plans.

Item (c)(vii)

• No additional signage is proposed

Item (c)(viii)

• No new landscaping plantings are proposed. New open areas will be lawn.

Item (c)(ix)

No new structures are proposed.

Item (c)(x)

• See the attached site plans.

Item (c)(xi)

• See the attached site plans.

Item (c)(xii)

• Existing on-site soils are sand.

### Item (c)(xiii)

• See the attached site plans.

### Item (c)(xiv)

• Nothing is anticipated at this time.

### Item (c)(xv)

• The proposed project will be constructed in one phase.

### Item (c)(xvi)

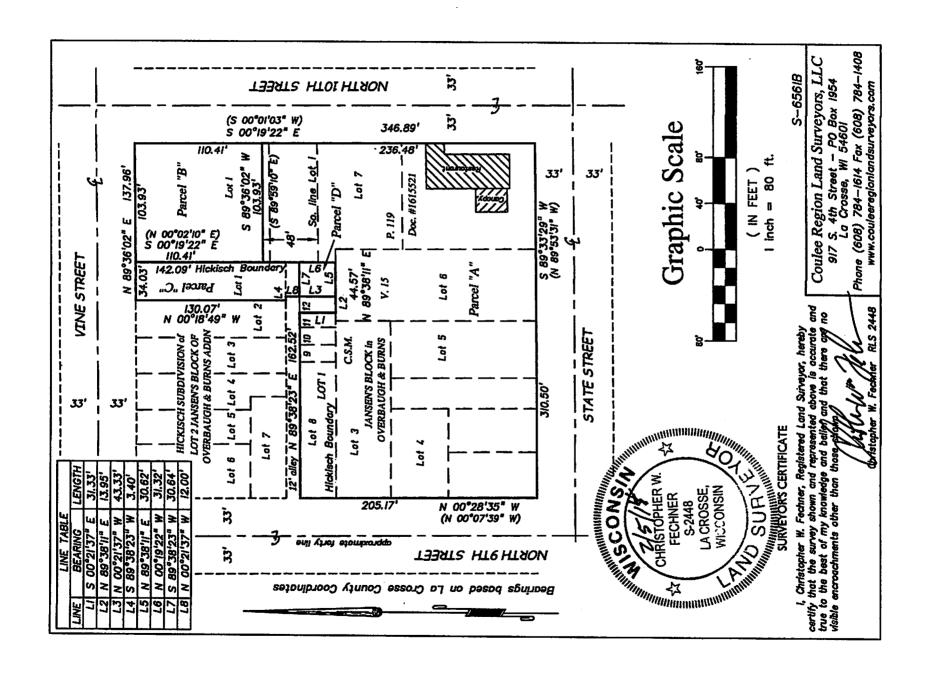
None

### Item (c)(xvii)

• See the attached site plans.

### Item (c)(xviii)

None



### Parcel "A"

Lot I, Certified Survey Map, Volume 15, Page 119, Document Number 1615521.

Subject to any easements, covenants and restrictions of record.

### Parcel "B"

Lot I, Jansen's Block in Overbaugh and Burns Addition; except the South 48 feet of said Lot I.

Subject to any easements, covenants and restrictions of record.

### Parcel "C"

Part of Lot I, Hickisch Subdivision of Lot 2, Jansen's Block of Overbaugh and Burns Addition except the South 3i.55 feet of said Lot I; also part of a 12 foot alley:

Beginning at the northwest corner of Lot I, Hickisch Subdivision of Lot 2, Jansen's Block of Overbaugh and Burns Addition, thence N 89°36'02" E 34.03 feet to the northeast corner of said Lot I:

thence, along the East line of said Lot I, S 00°19'22" E 142.09 feet to the South line of an alley;

thence, along said South line, S 89°38'23" W 30.64 feet; thence N 00°21'37" W 12.00 feet to the North line of said alley;

thence, along said North line, S 89°38'23" W 3.40 feet to the West line of said Lot I; thence N 00°18'49" W 130.07 feet to the point of beginning of

this description.

Subject to any easements, covenants and restrictions of record.

Block of Overbaugh and Burns Addition.

Block of Overbaugh and Burns Addition.

CONSINIMATE CONSINIMAT The South 31.55 feet of Lot I, Hickisch Subdivision of Lot 2,

WILLIAM SUR

S-6561B

Coulee Region Land Surveyors, LLC 917 S. 4th Street - PO Box 1954 La Crosse, WI 54601 Phone (608) 784-1614 Fax (608) 784-1408 www.couleeregioniandsurveyors.com

# PROPOSED PARKING LOT ADDITION/RECONSTRUCTION FOR: POINTE WEST INVESTMENTS, LLC

LA CROSSE,

**WISCONSIN** 

POINTE WEST INVESTMENTS, I NS336 STATE ROAD 35 OMALASKA, WISCOUSIN S4650 OWNER:

### MIOTOWN BUILDING STATE STREET LA CROSSE, WISCONSIN SABOZ PROJECT:

### V= 1 1-1

The state of the s	CIVIL SHEET INDEX	Note that the second	Cot comment recognishment	The same of the sa	
The state of the s	SIVIL S	Serr	0.40	H	

## PLAN SPECIFICATIONS BARBON CS PORMAT

EXCEL

|--|

A CONTRACTOR SERVICE S	Commission in the content of the last was the first of th	4 CONTRACTOR OF CONTRACTOR GARACTER STATE AND AND PARTY OF THE PARTY O	A CANADA SE LEGIS CONTRACTOR SECTION FOR SECURITION OF	March or each for the property of the pro	AND THE MAN IN PROPERTY OF THE PERSON NAMED IN PROPERTY OF PERSONS IN	but against an against against specialist	contracted a page and and the first page and appears appeared to the contract of the contract	Braid Tanka for dealth agent and dealth and selected for cold	<ul> <li>On these being builded and the Property On Expense II</li> <li>On the Company of the Company o</li></ul>	Control of the state of the sta	Special and was do special and series processed	of the Party and the Party of t	Comment of the Commen	The same of the same of the same of	Candadi ettal for the fact for the fact of the fact of
				East prospect trasest	Exiting behal	Enthalt Diving	Proces was	Deliver with	House 4s.	Evaluate scient Politic	Detrict (In	No skills	Delight well-find before \$1,000	PROPERTY PROPERTY FAMILY S'ALL	
					0	E			•	0	ł	,	w	4	

Mary Springer	•	THE POST OF THE PERSON NAMED IN COLUMN NAMED I	
PACK PROPERTY.	0	Exclusi trans	
the first developed on the party of the party and the	A PERSONAL PROPERTY AND IN CO.	festiving phase	
The property		27466 101	
STATE OF STATES OF SAME		College Age	
ACCOUNT NOT THE OWNER.	•	Property As	
THE PERSON NAMED IN COLUMN 2 IS NOT	0	Tru per none	
000 to 00 to 000	+	Detail (in	
NAME OF STREET	9	No street	
10 mm 日か日 10-14	1	English walked halong 97th	
to full series series	•	PROPERTY AND GLD FAMAGE STALL	
No Month Coffic Breas	I	Partie by the last	
THE RING (AT) Bells	Samuel.	Control or community	
No harvest confine and we			
15,000 0.00	0	point sta	
No. and and	-	EASY ANTHROPE SUSSESS	
AC 100,00 \$1.00		Dealers with Abel.	
		District points and style.	
24 ch (1) and (1) and (1) and		Bit (albert	
	1	Technic paint? Aug.	
AC WASTERN PRINTING	1	Supplied the editor of the state of	
NO SACRAL PROPER.	1	Agents the TOOL STIPS SECTION	
SCHOOL BY	1	Establish the Egy of Period	
	1	Flavor by and to secure unlaces	
ALCOHOL 9 (1911)	1	Exiting with the sign either)	
DREE DRAWNER PLIN	1	PROPERTY AND AND AND REGIONS	
Comment of the last of the las		English delibered under care	
	1	Deline Medicados 750s (Ph. Line)	
T 20 C 21	1	Gesting uppropose parties con-	
of Militar Plants	1	Cutha subjective thereof can f	
ement road	1	Entiting copposition and smill	
the Asset Figure 2		encients time and times	
the sect of season		Enthal Safe etc. Gardin	
NC 7,013 1 (64)	1 1 1	SHOWS SEEDING UPON	
0.000	1	Section of the sectio	
USE artis 26 ps.	1	Manager und	
of section states			
No contrades yet.		arthur during belief	
State   positive	1	SELECTED DELICE CHARLES	

A CONTRACTOR OF THE PROPERTY O	I DATE TO BE A MAGNETO ONE TO CONTINUENCE, THE MAIN TO PROTECT OF CONTINUENCE TO THE CONTINUENCE TO CONTINUENCE	ALLOW THE RESPONSABLE TO MAKE AND THE ALLOWING CONTRACTOR TO SERVICE AND THE THE ALLOWING THE AL	body for Thirtee added registers had because that the highly adds to this descriptions of construction. The following the follow	The factories of the second to second the second control and the second control to the s	es destact constructions processed as an acceptant of process (colors) and a color of processed as a color of c	The context that you, also he says to sake other sometime principal countries do billionist to be designed in the context have and has made context to the context for bill in the context for the principal of the context of the con	the contraction of appropriate the parameters and to the property of the parameters	A CONTROLLED TO A SETTING A CONTROL OF A SETTING A CONTROL OF A CONTRO	THE CONTRACTOR SHALL ASSESSED. AT THE CONTRACTOR WITH ARREST CAN THE WORKS OF A SHALL ASSESSED.
•		•			••	•	•	•	•

|--|

The British	AND THE TIME CONTROLLING AN ARRESTOR FACED WATER WITH WITHOUT THE ALL ACTIVATE SEALTH WAS AND
	Brest Cerci escued) five acts offy scholari electric Sinfyre (84) Th plack, This lect generated is
100,000,000	<ol> <li>Continue conclusion for the continue of the responsibilities when the distribution of the section continues of the section continues of the section of the sec</li></ol>
	1 (SCHOOL COURSE) A SE CONTRACTO OFFICE OF THE SECRETARISE SAIL SPITIALISM AND SPITIALISM AND SPACE OF
100 to 10	A CONTRACT OF THE STATE OF THE
Manage Spine	A CONTRACT WAS INVESTIGATED THE PROPERTY OF TH
-	AVAZ DE AVAZA I ANCIE A SAMBALI PROMI PROMI DE MONTONES A MANTENANCIA PER L'ANTINO DE L'AN
-	Control of the contro
	As comprehensive that the fact that the comment is a manual or the comment of the
100 mm	ENVIRONMENTALION NO RESIDENCE ENTE FINANCIA ENTRE NATURA ESTRATE EN FACTOR FACTOR AND THE PROPERTY OF THE PROP
-	AND A CONTROL OF THE PROPERTY
	A SECTION OF THE PROPERTY OF T
	TO DESCRIPTION OF THE PROPERTY
200000000000000000000000000000000000000	A CONTROL DE LE CONTROL DE L'ANNE DE
No. of Second Co.	When the companying the the factor from the first process are an indicated in the factor of the fact
PATRICIA IN PATRICIA IN	**CONTRACTION CONTRACTOR CON
	Control of the control operation operation of the control operation operation of the control operation ope
A 100 M	Sections (constitution of the property of the

**************************************	Contract of the Contract of th
Top of Topics and As a believing a period	S. DESIGN and constituently and conference designation managed from the constituent of process of constituents and constituents.
metal contract to an	A COTHER COUNTY OF ALL PARK CORN TAKEN TO SERVICE THE SERVICE OF THE SERVICE ALL ASSESTS OF TAKEN TO TAKE SERVICE AND AND AND AND CONTRACT OF THE SERVICE AND
	A SECRETARY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE SECRETARY OF THE PARTY OF
White for each to see	A property of the control of the con
Contract and Care	All Entitles 40 ways the many transit from a way as all and assess to the experted puriods     All Entitles 40 ways the way of a second to a second as a second as a second to a seco
THE REAL PROPERTY.	A CONCEST ALL FOR THE LAND ENGINEERS AND AND AND AND ALL FOR A SHARP AND
100 may 100 ma	
	TO SECURE OF A SECURIOR OF A SECURE OF A SECURE OF A SECURIOR OF A SECURIO
	The second secon
ACTION OF THE PERSON	
Name of Street or	THE STATE OF THE S
MATERIAL MAT	A CONTRACTOR OF A CONTRACTOR O
	Control (S)   Section of the control (S)
COLUMN TO SERVICE SERV	

	CONSTRUCTION SEQUENCE
Prost	THPE OF ACTION
-Cox(3a,c tox	And Andrew (Fig. 1) and Andrew (Fig. 2) a manus (F.) but hinks (F.) (Antrodox (Fig. 1)).  I Andrew (F.) (Andrew (Fig. 1)).  I Andrew (F.) (Andrew (Fig. 1)).  I Andrew (Fig. 1).  I Andrew
45 Not Note 10 No.	Construction of the second of
COMS PRUCTION	Combicos to succe fundam pense meth, district die se (manifelle)

CIVIL COVER AND SPECIFICATION SHEET PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

C1.5

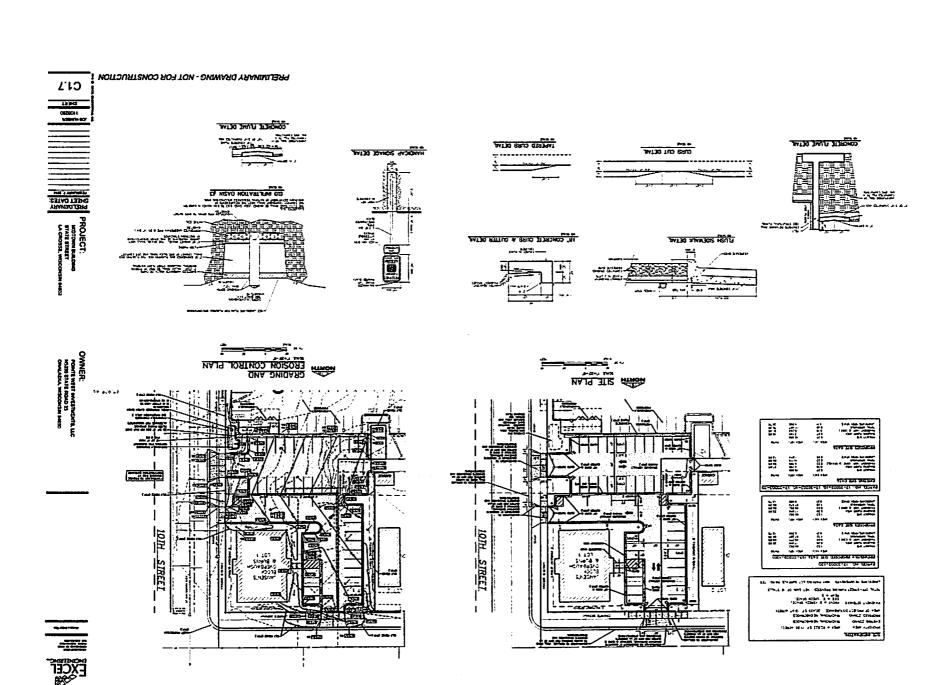






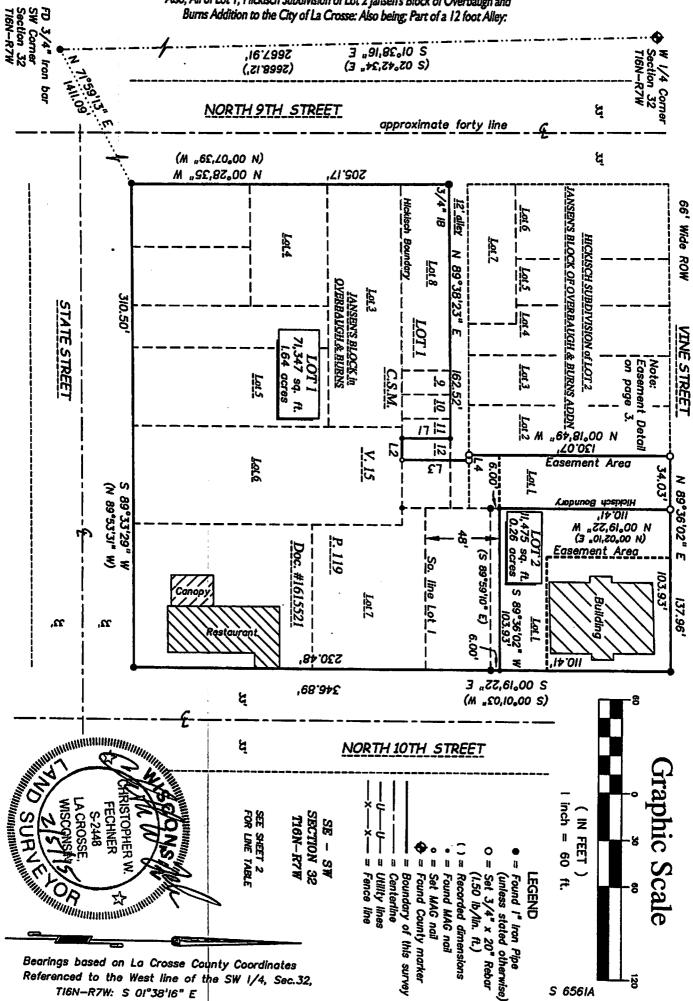
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

1338IS H101



### CERTIFIED SURVEY MAP

The SE 1/4 - SW 1/4, Section 32, T16N-R7W, City of La Crosse, La Crosse County, WI Also being: All of Lot 1, Certified Survey Map, Volume 15, Page 119, Document Number 1615521:
Also; All of Lot 1, Jansen's Block in Overbaugh and Burns Addition: Also; All of Lot 1, Hickisch Subdivision of Lot 2 Jansen's Block of Overbaugh and Burns Addition to the City of La Crosse: Also being; Part of a 12 foot Alley:



SHEET I OF 3

### CERTIFIED SURVEY MAP

The SE 1/4 - SW 1/4, Section 32, T16N-R7W, City of La Crosse, La Crosse County, WI Also being, All of Lot 1, Certified Survey Map, Volume 15, Page 119, Document Number 1615521: Also; All of Lot 1, Jansen's Block in Overbaugh and Burns Addition: Also; All of Lot 1, Hickisch Subdivision of Lot 2 Jansen's Block of Overbaugh and Burns Addition to the City of La Crosse: Also being, Part of a 12 foot Alley.

### SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Registered Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lot I, Certified Survey Map, Volume 15, Page 119, Document Number 1615521, all of Lot I, Jansen's Block in Overbaugh and Burns Addition; All of Lot I, Hickisch Subdivision of Lot 2, Jansen's Block of Overbaugh and Burns Addition, part of a 12 foot alley, located in part of the SE I/4 of the SW I/4, Section 32, TI6N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:

Commencing at the southwest corner of Section 32, thence N 71°59'13" E 1411.09 feet to the intersection of the North right—of—way line of State Street and the East right—of—way line of North 9th Street, the southwest corner of Lot I, Certified Survey Map, Volume 15, Page 119, Document Number 1615521 and the point of beginning of this description:

thence, along said East right-of-way line, N 00°28'35" W 205.17 feet to the northwest corner of said Lot I; thence, along the North line of said Lot I, N 89°38'23" E 162.52 feet; thence, continuing along said North line, S 00°21'37" E 31.33 feet; thence, continuing along said North line, N 89°38'11" E 13.95 feet to the southwest corner of Lot I, Hickisch Subdivision of Lot 2 Jansen's Block of Overbaugh and Burns Addition; thence, along the West line of said Lot I, N 00°21'37" W 43 33 feet to the

Overbaugh and Burns Addition;
thence, along the West line of said Lot I, N 00°21'37" W 43.33 feet to the
North line of an alley;
thence, along said North line, S 89°38'23" W 3.40 feet to said West line;
thence, along said West line, N 00°18'49" W 130.07 feet to the northwest
corner of said Lot I and the South right-of-way line of Vine street;
thence, along said South right-of-way line, N 89°36'02" E 137.96 feet to the
West right-of-way line of North 10th Street;
thence, along said West right-of-way line S 00°10'22" E 346.80 feet to

thence, along said West right-of-way line, S 00°19'22" E 346.89 feet to said North right-of-way line of State Street; thence, along said North right-of-way line, S 89°33'29" W 310.50 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of Pointe West investments, LLC owner of said land.

That such map is a correct representation of the exterior boundaries of the land

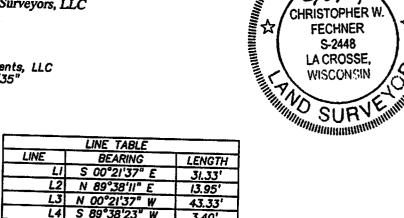
surveyed and subdivision thereof made.

That I have fully compiled with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of the City of La Crosse in surveying and mapping the ,same.

Christopher W. Fechner RLS #2448 Coulee Region Land Surveyors, LLC

917 S. 4th Street Lo Crosse, WI 54601

Owner: Pointe West Investments, LLC N5336 State Road "35" Onalaska, WI 54650



S 89°38'23" 3.40 This Certified Survey Map is hereby approved by the City of La Crosse.

City Assessor	Date	Building & Inspections	Date

MINIMAN AND THE PROPERTY OF THE PARTY OF THE

CHRISTOPHER W.

2/5/1

Also; All of Lot 1, Jansen's Block in Overbaugh and Burns Addition:
Also; All of Lot 1, Hicksch Subdivision of Lot 2 Jansen's Block of Overbaugh and
Burns Addition to the City of 1 2 Courses Also Asia Day 12 12 12 13

SCONSE, WISCONSE, WISCONSE

Easement Detail

33, NORTH 10TH STREET 33' S 00°19'22" E <u>JANSEN'S BLOCK in</u> <u>OVERBAUGH & BURNS</u> VINE STREET Lot 1 Parking S 00°18'49" E 80.00' LOT 1 N 89°36'02" E 65.00' 00°19'22" 110.41' w . Porking Area Porking Area 130.07' N 00°18'49" W <u>Lot 2</u> 11 33' 33' 10 OVERBAUGH & BURNS ADDN IVNZENZ BTOCK OF

Graphic Scale

( IN FEET inch = 40

acre

S 6561A SHEET 3 OF 3