

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 Albery)  
N5336 State Road 35, Onalaska, WI 54650

Owner of site (name and address):

Pointe West Investments, LLC (Contact: Jason Albery)  
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

Zoning District Classification: 17-20202-10, 17-20203-10: TND General  
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?        x   Yes           No

Is the consistent with the policies of the Comprehensive Plan?        x   Yes           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

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/are the owner of the property involved in this petition and that said property was purchased by me/us on the 6th day of February, 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] President  
(signature)  
608-385-4505 2-6-14  
(telephone) (date)  
jalberty@live.com  
(email)

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

Personally appeared before me this 6th day of February, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]  
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)(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 7th day of February, 2014

Signed: [Signature], Director of Planning & Development  
On behalf of Larry Koch.

## **Pointe West Investments, LLC**

N5336 State Road 35  
Onalaska, WI 54650  
608.519.0133 (office)  
608.385.4505 (mobile)  
[jalberty@live.com](mailto: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 9<sup>th</sup>-10<sup>th</sup> & 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



## **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)

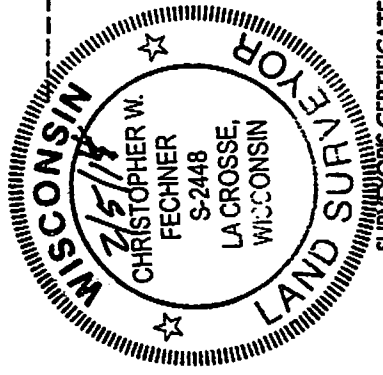
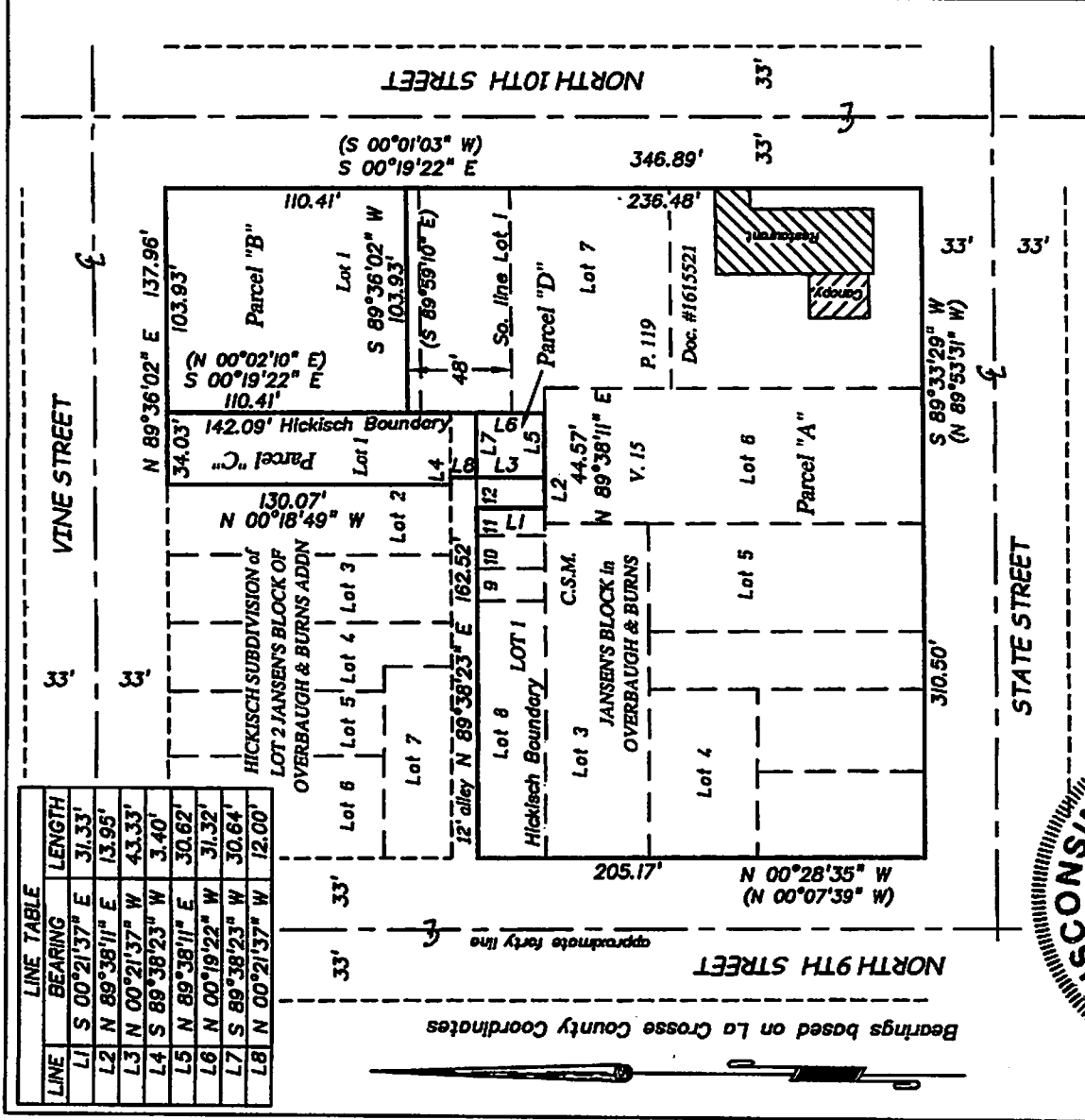
- See the attached site plans.

Item (c)(xviii)

- None

LINE	BEARING	LENGTH
L1	S 00°21'37" E	31.33'
L2	N 89°38'11" E	13.95'
L3	N 00°21'37" W	43.33'
L4	S 89°38'23" W	3.40'
L5	N 89°38'11" E	30.62'
L6	N 00°19'22" W	31.32'
L7	S 89°38'23" W	30.64'
L8	N 00°21'37" W	12.00'

Bearings based on La Crosse County Coordinates

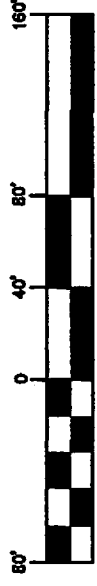


SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Registered Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no visible encroachments other than those shown.

*Christopher W. Fechner*  
 Christopher W. Fechner RLS 2448

Graphic Scale



( IN FEET )  
 1 inch = 80 ft.

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.couleeregionlandsurveyors.com

**Parcel "A"**

*Lot 1, Certified Survey Map, Volume 15, Page 119, Document Number 1615521.*

*Subject to any easements, covenants and restrictions of record.*

**Parcel "B"**

*Lot 1, Jansen's Block in Overbaugh and Burns Addition; except the South 48 feet of said Lot 1.*

*Subject to any easements, covenants and restrictions of record.*

**Parcel "C"**

*Part of Lot 1, Hickisch Subdivision of Lot 2, Jansen's Block of Overbaugh and Burns Addition except the South 31.55 feet of said Lot 1; also part of a 12 foot alley;*

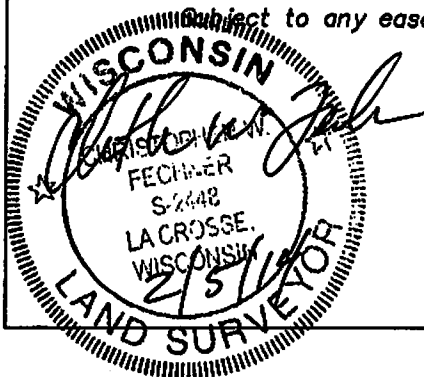
*Beginning at the northwest corner of Lot 1, Hickisch Subdivision of Lot 2, Jansen's Block of Overbaugh and Burns Addition, thence N 89°36'02" E 34.03 feet to the northeast corner of said Lot 1;  
thence, along the East line of said Lot 1, S 00°19'22" E 142.09 feet to the South line of an alley;  
thence, 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 1;  
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.*

**Parcel "D"**

*The South 31.55 feet of Lot 1, Hickisch Subdivision of Lot 2, Jansen's Block of Overbaugh and Burns Addition.*

*Subject to any easements, covenants and restrictions of record.*



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.couleeregionlandsurveyors.com](http://www.couleeregionlandsurveyors.com)







11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014

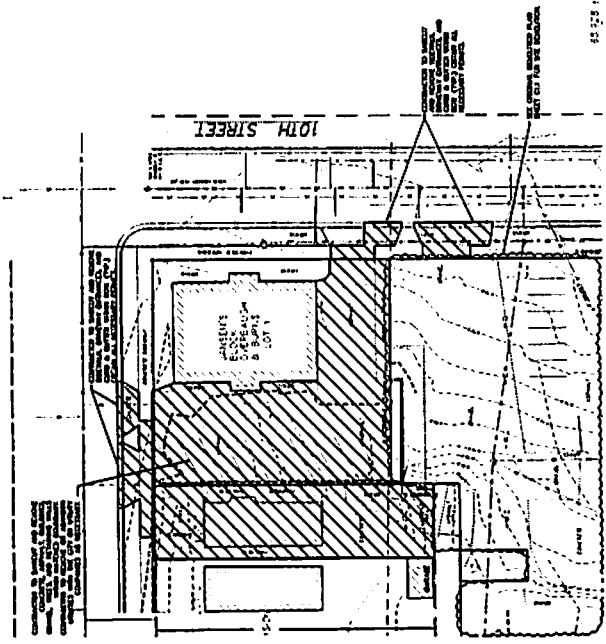
11/11/2014

11/11/2014

11/11/2014

11/11/2014

11/11/2014



65-223-1

OWNER: PORTER WEST INVESTMENTS, LLC  
16300 STATE ROAD 35  
CHALMERS, WISCONSIN 54800

PROJECT: MIDTOWN STATION  
16300 STATE STREET  
LA CROSSE, WISCONSIN 54601

PRELIMINARY  
PAGE 1 OF 1  
DATE: 11/11/2014

THIS DRAWING IS THE PROPERTY OF EXCEL ENGINEERING, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF EXCEL ENGINEERING, INC.

EXISTING SITE AND  
DEMOLITION PLAN  
SHEET C1.6 OF 2

1" = 100'

C1.6

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



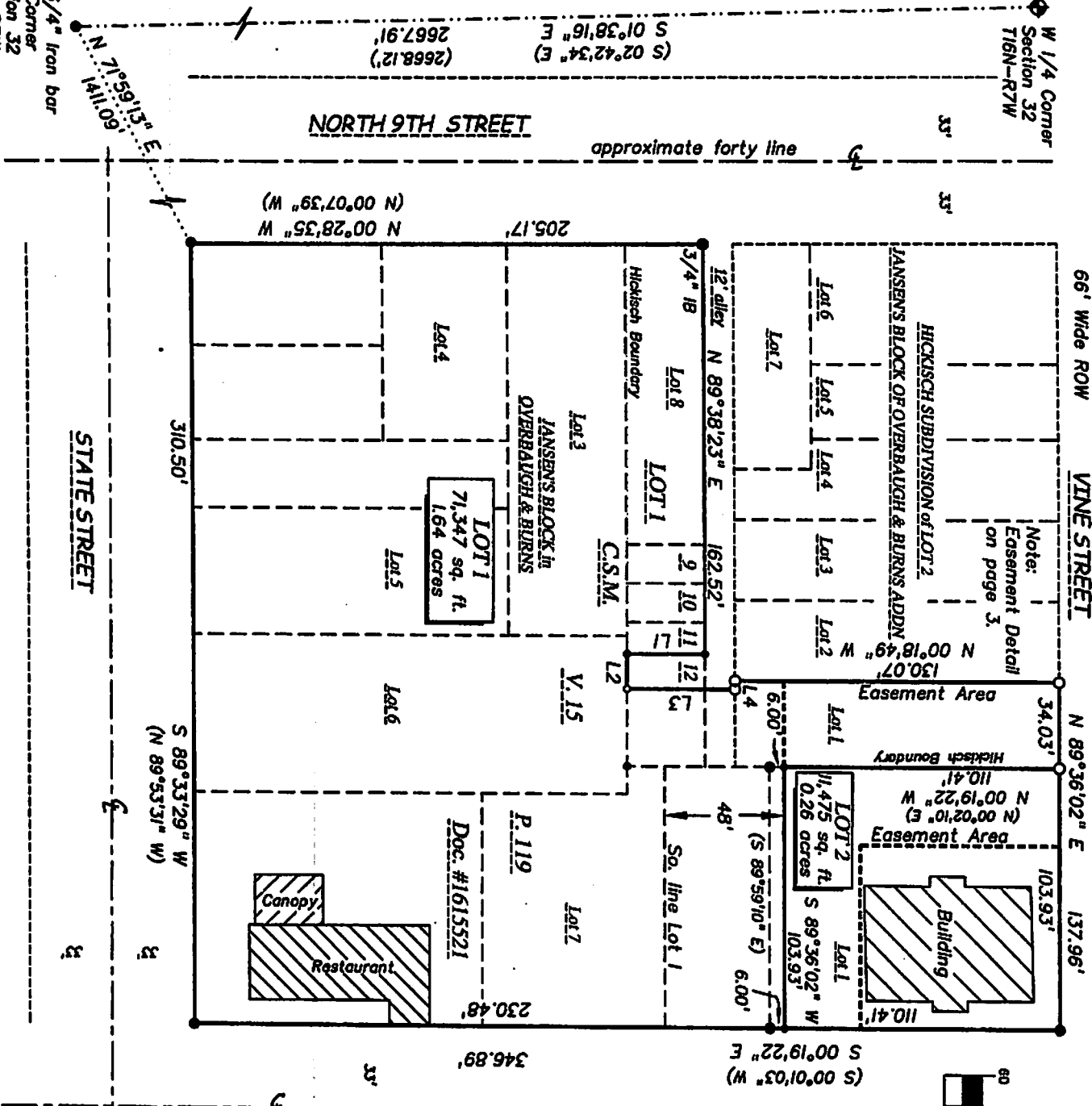
# CERTIFIED SURVEY MAP

PART OF

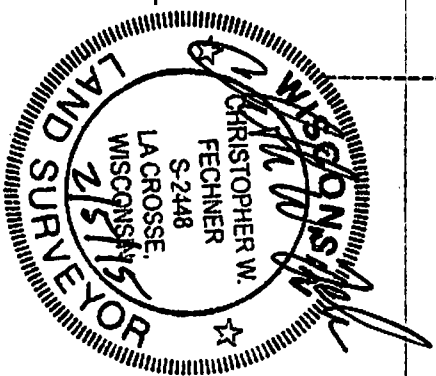
The SE 1/4 - SW 1/4, Section 32, T16N-R7W, City of La Crosse, La Crosse County, WI  
 Also being: All of Lot 1, Certified Survey Map, Volume 15, Page 119, Document Number 1615521:  
 Also; All of Lot 1, Jansen's Block in Overbaugh and Burns Addition:  
 Also; All of Lot 1, Hickisch Subdivision of Lot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

FD 3/4" Iron bar  
 SW Corner  
 Section 32  
 T16N-R7W

W 1/4 Corner  
 Section 32  
 T16N-R7W



S 6561A  
 SHEET 1 OF 3



- LEGEND**
- = Found 1" Iron Pipe (unless stated otherwise)
  - = Set 3/4" x 20" Rebar (1.50 lb./lin. ft.)
  - ( ) = Recorded dimensions
  - = Found MAG nail
  - = Set MAG nail
  - ◊ = Found County marker
  - = Boundary of this survey
  - = Centerline
  - = Utility lines
  - x-x- = Fence line

SE - SW  
 SECTION 32  
 T16N-R7W  
 SEE SHEET 2  
 FOR LINE TABLE

Bearings based on La Crosse County Coordinates  
 Referred to the West line of the SW 1/4, Sec.32,  
 T16N-R7W: S 01°38'16" E

# CERTIFIED SURVEY MAP

PART OF

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 1, Certified Survey Map, Volume 15, Page 119, Document Number 1615521, all of Lot 1, Jansen's Block in Overbaugh and Burns Addition; All of Lot 1, 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 1/4 of the SW 1/4, Section 32, T16N-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 1, 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 1;  
thence, along the North line of said Lot 1, 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 1, Hickisch Subdivision of Lot 2 Jansen's Block of Overbaugh and Burns Addition;  
thence, along the West line of said Lot 1, 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 1 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°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 complied 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*

Christopher W. Fechner RLS #2448  
Coulee Region Land Surveyors, LLC  
917 S. 4th Street  
La Crosse, WI 54601

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



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°21'37" E	31.33'
L2	N 89°38'11" E	13.95'
L3	N 00°21'37" W	43.33'
L4	S 89°38'23" W	3.40'

This Certified Survey Map is hereby approved by the City of La Crosse.

City Assessor \_\_\_\_\_ Date \_\_\_\_\_ Building & Inspections \_\_\_\_\_ Date \_\_\_\_\_

S 6561A

SHEET 2 OF 3

