

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):

MKB Copper Rocks - Kirk Stoa
3800 Emerald Drive E.
Onalaska, WI 54650

Owner of site (name and address):

MKB Copper Rocks - Kirk Stoa
3800 Emerald Drive E.
Onalaska, WI 54650

Address of subject premises:

2415 STATE ROAD

Tax Parcel No.: 17-50298-32

Legal Description: Please see attached Certified Survey Map.

PDD/TND: General Specific General & Specific

Zoning District Classification: C1-Local Business

Proposed Zoning Classification: Planned Development District (PDD)

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 consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:
Vacant K-Mart building

Property is Proposed to be Used For:
Mixed use redevelopment

Proposed Rezoning is Necessary Because (Detailed Answer):

In order to create a vibrant and useful revitalization of the site, a mixed-use development is being proposed. This use will meet a demand for residential housing within the community as well as provide existing and proposed amenities for new residents and the community overall.

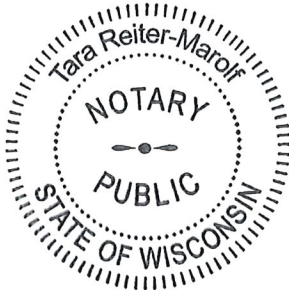
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

The proposed rezoning will provide a much improved property and use to the neighborhood and public as a whole as opposed to the vacant K-Mart building which currently exists.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
The proposed rezoning both fulfills a recognized need within the community for housing and complements the existing adjacent neighborhoods. The proposed use is also in congruence with the City's Long Range Comprehensive Plan.

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 3rd day of March, 2022.

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)

608.779.2702
(telephone)

March 3, 2022
(date)

kstoat@festfoods.com
(email)

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

Personally appeared before me this 3rd day of March, 2022, 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: 11/6/22

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 _____ day of _____, 20____.

Signed: _____
Director of Planning & Development

AFFIDAVIT


STATE OF)
) ss
COUNTY OF)

The undersigned, MKB Copper Rocks - Kirk Stoa, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 2415 STATE ROAD.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.


Property Owner

Subscribed and sworn to before me this 3rd day of March, 2022.


Notary Public
My Commission expires 11/6/22

