CITY OF LA CROSSE, WI
General Billing - 123033 - 2015
001515-0048 Amber W. 02/06/2015 10:31AM
LACROSSE COUNTY

Payment Amount: 350.00

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:
315 State Street
LaCrosse, WI 54601

Tax Parcel No.: 17-20020-70

Legal Description: Block 25 and the vacated alley in said Block 25 in the original plat of the Town, now City, of LaCrosse, Wisconsin in Section Thirty-one (31), Township Sixteen (16) North, Range Seven (7) West of the Forth (4th) principal meridian, Town of LaCrosse. Block 25 lot size: 300 x 300

Zoning District Classification: Public / Semi-Public

Proposed Zoning Classification: C3 - Community Business District

Is the property located in a floodway/floodplain zoning district? ___ Yes ✓ No

Is the property/structure listed on the local register of historic places? (in recognition of a former building) ✓ 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:
A parking lot primarily serving the LaCrosse County campus.

Property is Proposed to be Used For:
A mixed use development including residences above the first floor, commercial space for uses such as a financial institution, restaurants, retail, personal or business services, and professional offices. The development will also include some parking and public open space.

Proposed Rezoning is Necessary Because (Detailed Answer):
LaCrosse County is selling the property to Weber Holdings LLC, which plans to redevelop the site with a major mixed-use development. The proposal will add significant tax base and jobs. If the sale is not finalized, the rezoning will not be needed.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
The proposed development will compliment the character of the downtown area. It adheres to the City's Comprehensive Plan and City Vision 2020 Plan, and follows the recommendations of the Lot C Advisory Committee, community stakeholder group. It will also improve the stormwater retention on site.

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. This site is listed as a priority redevelopment site in the City Vision 2020 Plan, and will add significant tax base and jobs to 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 31st day of December, 1992.

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) 2/5/15 (date)

omalley@lacrossecounty.org (email)

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

Personally appeared before me this 5th day of February 2015, 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.

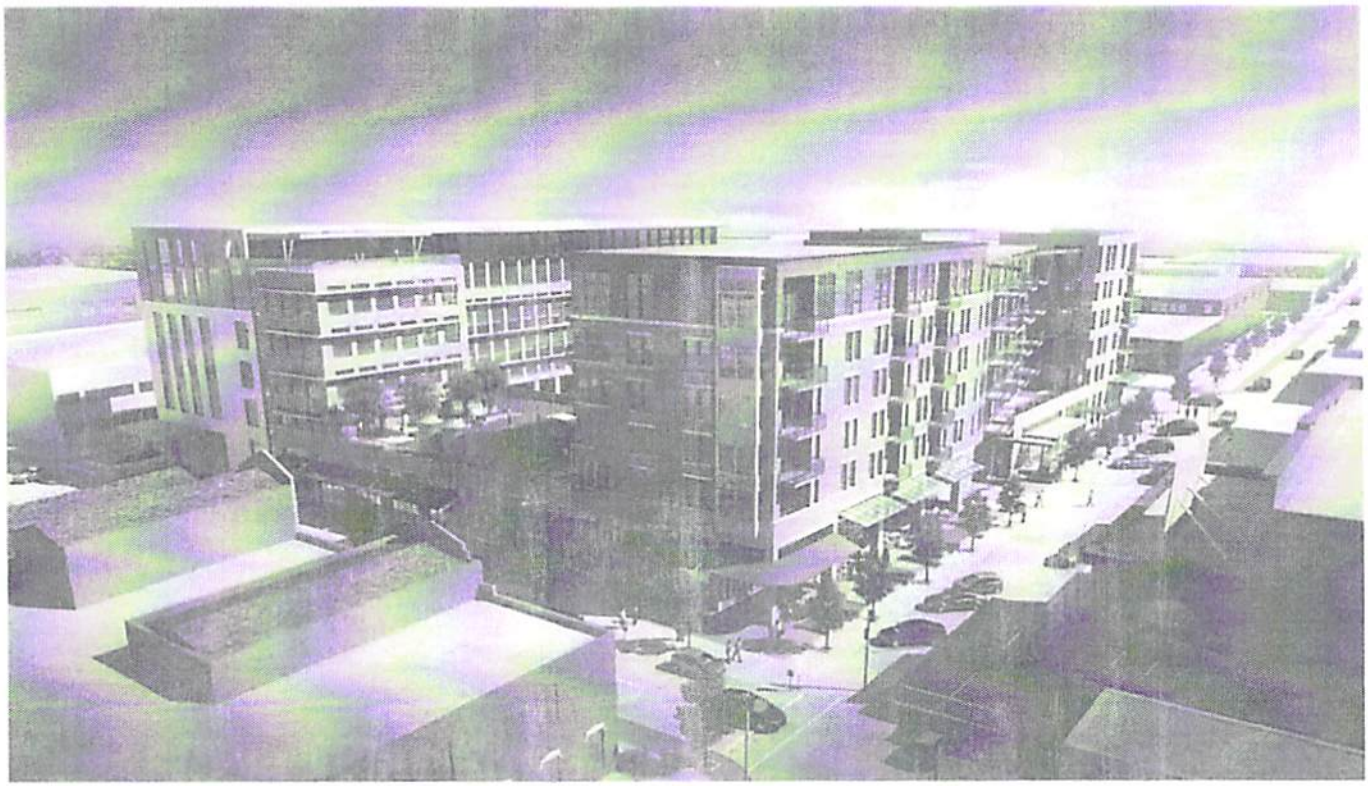
Review was made on the 5th day of February, 2015.

Signed: _____
Director of Planning & Development

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

PROPOSED VIEW FROM SOUTHEAST

PROPOSED VIEW FROM SOUTHWEST



EXISTING SITE PLAN

*ALL DIMENSIONS ARE APPROXIMATE

PROPOSED SITE PLAN