

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):

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

Owner of site (name and address):

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

Address of subject premises:

(No Number) Berlin Drive  
La Crosse, WI 54601

Tax Parcel No.: 17-10687-270 (Portion of Parcel) See attached Legal Description

Legal Description: See Attached

PDD/TND: \_\_\_\_\_ General \_\_\_\_\_ Specific  General & Specific

Zoning District Classification: CON-Conservancy

Proposed Zoning Classification: PD-Planned Development-Specific

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:

Outlot for the International Business Park- Vacant

Property is Proposed to be Used For:

Portion to be rezoned will be combined with Lot 4 of the International Business Park to make the lot more viable for development.

Proposed Rezoning is Necessary Because (Detailed Answer):

Portion of lot will need to be combined with Lot 4. Both parcels need to be the same zoning in order for them to be combined into one parcel.

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

Surrounding zoning is all PD-Specific and part of the International Business Park. Zoning and use will all fall under the covenants of the park.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):  
It will foster development of our business parks.

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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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)

608-789-7520  
(telephone)

11/4/21  
(date)

\_\_\_\_\_  
(email)

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

Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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: \_\_\_\_\_

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 5<sup>th</sup> day of November, 2021

Signed:  Plan Admin  
Director of Planning & Development



## PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512

### MEMORANDUM

To: Common Council  
From: Planning and Development Staff  
Date: November 5, 2021  
Re: Rezoning of a portion of Outlot 1 in the International Business Park

In July 2021, the City Council approved the sale of Lot 4 in the International Business Park to Heather & Justin Yahnke. The Yahnke's plan to relocate their growing business, Heavenly Crossroads Salon & Spa, to this new location. To accommodate their business needs, they intend to construct an approximately 5600 sq ft building at this new location.

Following Council's approval of this sale, City staff worked with the Yahnke's to review and seek CPC approval for building plans and ability to obtain a building permit. In this process, City staff noted a 50 ft setback requirement from Hwy 16 on the plat. This setback is required by the DOT and restricts any development from occurring in the area. As a result, the developable land on this lot was significantly reduced from approximately .64 acres to approximately .4. (Note image below for buildable land lost on the parcel.) Due to the loss of over a 1/3 of developable land, as well as the other site/building restrictions stated in the covenants, it became very challenging to build on this Lot, and the sale of the property was stalled.



Staff made a formal request with the DOT to consider reducing the setback, allow for development variances within the setback (such as parking lots, drive aisles, fences/walls, and stormwater

ANDREA TRANE, PLANNING & DEVELOPMENT DIRECTOR  
TIM ACKLIN, AICP, PLANNING ADMINISTRATOR  
JULIE EMSLIE, ECONOMIC DEVELOPMENT ADMINISTRATOR  
LEWIS KUHLMAN, AICP, ASSOCIATE PLANNER  
JACK ZABROWSKI, ASSOCIATE PLANNER  
VACANT, PLANNING AND DEVELOPMENT ASSISTANT

DIANE MCGINNIS, COMMUNITY DEVELOPMENT ADMINISTRATOR  
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE  
TARA FITZGERALD, PROGRAM COORDINATOR  
KEVIN CLEMENTS, HOUSING SPECIALIST  
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST

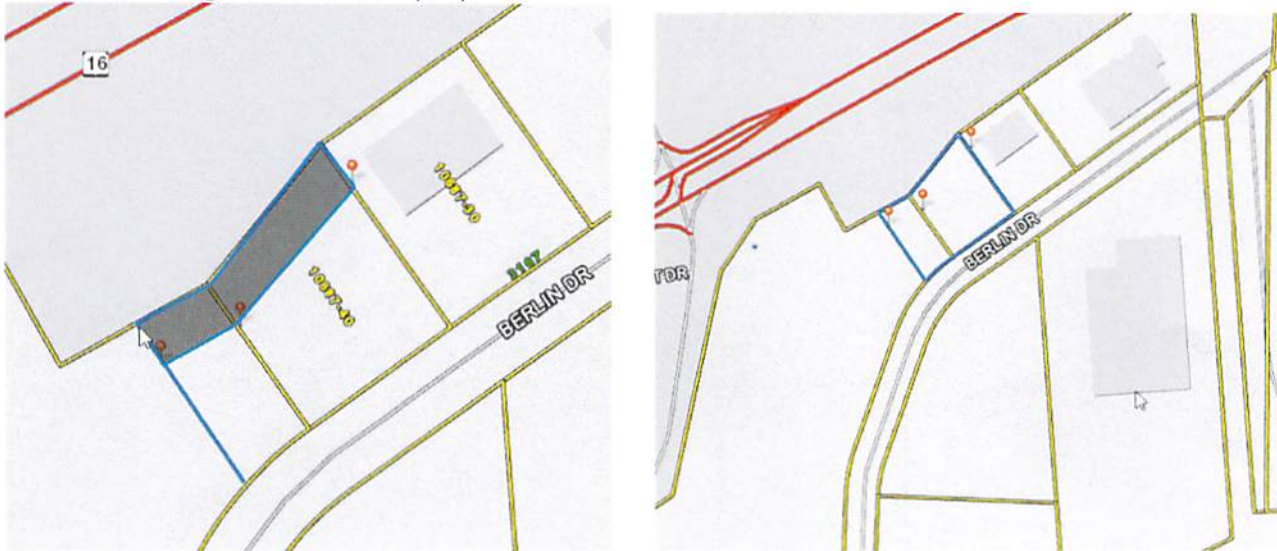
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management facilities), and/or deed part of the right-of-way to the City to help make the Lot more buildable. All requests were denied.

As such, staff is now working to add property to the parcel by amending the lot line westward by 80 ft. The immediate parcel to the west is an Outlot and was otherwise not planned for development (or to be taxed). Outlot 1 is currently 14.44 acres, and this change would reduce it to approx. 14.04 acres. The additional 80 ft will add approximately .3 acres to Lot 4, but approximately only .23 will be developable land due to the DOT setback requirement.

Note the first image below indicating the developable land lost to the setback, and the blue line indicating the approx. proposed new lot line on the western boundary of the property. The blue line in the second image indicates the proposed new lot size.



In order to add this part of the Outlot 1 to Lot 4, it needs to be rezoned in accordance with Lot 4.

## Staff recommendation:

Approve the rezoning of this portion of Outlot 1 to allow it to be added to Lot 4. This will help greatly in making Lot 4 developable. Given the shape of Lot 4, the DOT's setback requirement, and the site/building restrictions in the covenants, we believe Lot 4 will be very challenging for any developer to build upon, and this is not specific to Mr. & Mrs. Yahnke's situation. Additionally, the Yahnke's are aware that given this added land was originally deemed an Outlot, it comes with challenges in preparing it to be built upon and are prepared to make those corrections.