



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Judiciary & Administration Committee

Tuesday, October 4, 2022

6:00 PM

Council Chambers, City Hall
400 La Crosse Street

This meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by typing the URL in your web browser address bar:

<https://stream.lifesizecloud.com/extension/1271327/e7506959-fe5d-44ac-805c-9016fb33bd90>

Agenda items approved for public hearing by the committee are open to public comment. If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the City Clerk at the email or phone number below so we can provide you with information to join.

Members of the public who would like to provide written comments on any agenda may do so by emailing cityclerk@cityoflacrosse.org, using a drop box outside of City Hall or mailing the City Clerk, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7510.

Public hearings before the respective standing committee shall be limited to 15 minutes for the proponents; followed by 15 minutes for the opponents and three-minute rebuttal for each side unless such time is extended by a majority vote of the committee. All speakers at a public hearing of the standing committees shall speak no more than three (3) minutes unless waived by the Chair or a majority of the committee.

Call To Order

Roll Call

Agenda Items:

NEW BUSINESS

[22-1126](#) Application of Mayo Clinic Health System for a Conditional Use Permit at 630 10th Street S. allowing for demolition of structure for creation of green space and extension of adjacent parking lot.

Public Hearing

[22-1140](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Public and Semi-Public District allowing for site repairs and improvements at 600 Losey Blvd. N.

Public Hearing

[22-1160](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Multiple Dwelling District allowing for the creation of affordable housing units at 811 Monitor St.

Public Hearing

[22-1183](#) AN ORDINANCE to amend Section 6-1, amend Subsection 6-104(2), amend Subsections 6-104(8) and (9), and renumbering existing Subsection 6-104(9) to Subsections 6-104(10) of the Code of Ordinances of the City of La Crosse regarding pet shops.

Sponsors: Woodard

[22-1206](#) Various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the remainder of license period 2022-2023 (October).

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Judiciary & Administration Committee Members:

Andrea Richmond, Chris Kahlow, Scott Neumeister, Jenasea Hameister, Mackenzie Mindel, Chris Woodard, Jennifer Trost



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1126

Agenda Date: 10/4/2022

Version: 1

Status: Denied

In Control: Judiciary & Administration Committee

File Type: Application

Agenda Number: 1

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Mayo Clinic Health System - Franciscan Medical Center, Inc. (Franciscan Skemp Medical Center Inc.)
700 West Avenue, La Crosse, WI 54601

Owner of property (name and address), if different than Applicant:

Architect (name and address), if applicable:

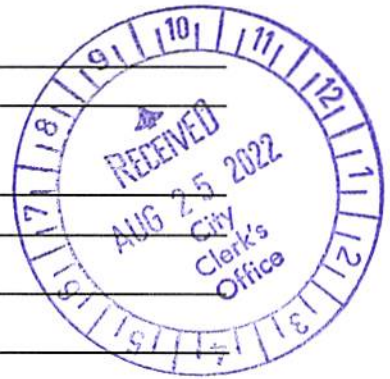
HSR Associates
100 Milwaukee Street, La Crosse, WI 54603

Professional Engineer (name and address), if applicable:

Paragon Associates
632 Copeland Avenue, La Crosse, WI 54603

Contractor (name and address), if applicable:

Fowler & Hammer
313 Monitor Street, La Crosse, WI 54603



Address(es) of subject parcel(s): 630 10th Street South

Tax Parcel Number(s): 17-30056-80

Legal Description (must be a recordable legal description; see Requirements):

Lot 1, Except the North 6 feet thereof, in Block 3 of Esperson's & Burns Addition to La Crosse. The East 50 feet of Lot 2 in Block 3 of Esperson's & Burns' Addition to La Crosse, Subject to an agreement as to an alley over the North 6 feet thereof as set forth in Vol. 43 of Deeds, Page 456, La Crosse County, Wisconsin

Zoning District Classification: Public and Semi-Public -PS

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-353

If the use is defined in Sec.:

- 115-347(6)(c)(1) or (2), see "*" on the next page.
- 115-353 or 356, see "***" on the next page.

Is the property/structure listed on the local register of historic places? Yes _____ No

Description of subject site and CURRENT use: The site is composed of a 12,689 SF one-story brick building, with partial basement, built in 1953 and an addition constructed in 1978. There is a small amount of parking, lawn and landscaping. The building is currently unused and vacant.

Description of PROPOSED site and operation/use (detailed plan of the proposed site):

The proposed site will have the building demolished and continue the existing parking lot from the north. There will be landscaped buffers and island, as well as a raingarden to treat stormwater.

Type of Structure proposed: No new building is proposed.

Number of current employees, if applicable: 0

Number of proposed employees, if applicable: 0

Number of current off-street parking spaces: 3

Number of proposed off-street parking spaces: 27

*** If the proposed use is defined in Sec. 115-347(6)(c)**

_____ (1) and is proposed to have 3 or more employees at one time, a 500-foot notification is required and off-street parking shall be provided. **Will there be 3 or more employees at one time?** Y__ N__

or

_____ (2) a 500-foot notification is required and off-street parking is required.

Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

****If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be notified of the privacy fence provision by the City Clerk.**

Check here if proposed operation or use will be a **parking lot**: X

Check here if proposed operation or use will be **green space**: _____

Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. **Any such replacement structure shall be completed within two (2) years of the issuance of any demolition or moving permit.**

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Wayne Duren 7/26/2022
(signature) (date)
608-392-4943 duren.wayne@mayo.edu
(telephone) (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: _____

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 2nd day of September, 2022.

Signed: [Signature]
Director of Planning & Development

City of La Crosse
400 La Crosse Street
La Crosse WI 54601

Date: August 17, 2022

RE: Conditional Use Permit
Applications

Dear Sir or Madam,

Please find attached, the Conditional Use Permit Application, Site Plan and Landscape Plan for 630 10th Street South.

Mayo Clinic Health System is requesting the CUP to demolish the 630 10th Street property and enhance campus green space and the surface parking lot as part of ongoing efforts to create a vibrant medical campus and surrounding neighborhood that are a great place to live and work.

The project will include sustainability enhancements such as five EV vehicle charging stations, a rain garden to manage storm water, and a Drift Bicycle station.

The lot will also serve as a community gathering space with food trucks during the summer and a public art display on the east façade of the parking garage.

Mayo Clinic Health System is currently participating in a Community Engagement project to gather input from our neighbors on how the medical campus and surrounding area could develop over time. The desires of the community will inform future development of the lot.

Construction of the new hospital removed 236 parking stalls from the campus. Current parking data indicates we have sufficient parking stalls available during the work week, but we have concerns that as we move into fall the availability might be challenged with the end of summer staff vacation time.

The proposed project will add approximately 30 stalls which supports our commitment to keeping staff parking from overflowing onto the neighborhood streets. In addition, locating parking on the interior of the campus allows greater flexibility and opportunity for more desirable development along the edges of the campus.

Additional factors supporting demolition of the building are:

- The current building does not align with the future space needs of the organization. It currently is a small business occupancy historically used for a small clinical practice. We do not have a need for this type of structure.
- The HVAC system has failed and would require extensive renovation and significant investment to align with Mayo Clinic standards.
- The electrical service was accidentally cut by an external fiber contractor. The contractor did offer a repair, but Mayo Clinic Health System does not have a use for this structure.

- The building also presents a physical barrier for planned security improvements to our existing parking structure.

Construction is planned for this site, starting September 9th with a proposed completion date of Spring of 2023. Plans for construction include removal of the existing one-story brick building, completion of a green space at the Northwest corner of 10th and Market, and the extension of the existing parking lot to the north of the site. The new portion of the parking lot on this parcel will have curb and gutter, stormwater treatment, and landscaping.

If you should have any questions, please feel free to reach me at 608-386-4245.

Sincerely,



Wayne Duren

**NOTICE OF HEARING ON
APPLICATION FOR A CONDITIONAL USE PERMIT**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing upon the application of **Mayo Clinic Health System for the issuance of a Conditional Use Permit under Sec. 115-353** of the Municipal Code of Ordinances of the City of La Crosse **allowing demolition of structure for creation of green space and extension of adjacent parking lot.**

Said property is generally located at **630 10th Street S.** and is further described as follows:

*Tax Parcel 17-30056-80
ESPERSON & BURNS ADDITION LOT 1 & E 50FT LOT 2 BLOCK 3 LOT SZ:
106.95 X 139 (FAMILY HEALTH CENTER)*

The City Plan Commission will meet to consider such application on **Monday, October 3, 2022 at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, October 4, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, October 13, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any residential property owner whose land abuts the subject property may request an opaque privacy fence of a minimum of five (5) feet and no more than eight (8) feet in height to be required in residential zoned districts. Such fence shall be placed on the property line and shall run from the front set back line to the rear property line.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection; which objection forms are available on the City website at www.cityoflacrosse.org – Your Government – City Clerk – Forms – Conditional Use Permit.

The application and supporting documentation may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 22-1126).

This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 2nd day of September, 2022.

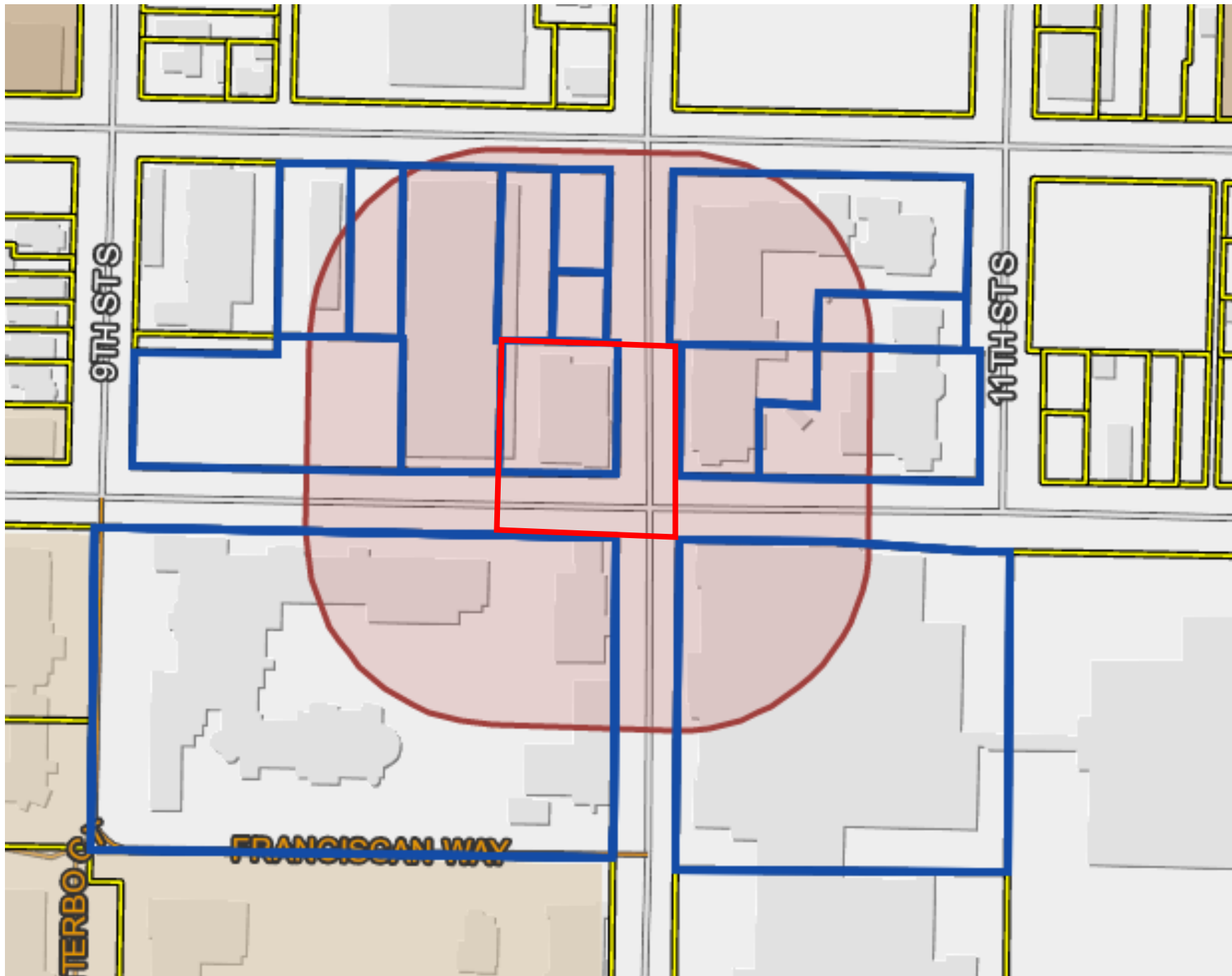
Nikki M. Elsen, City Clerk
City of La Crosse

Publish: September 13 and 20, 2022
One (1) Affidavit

Tax Parcel Number	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-30055-70	FRANCISCAN SKEMP MEDICAL CENTER INC	613 10TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30055-75	FRANCISCAN SKEMP MEDICAL CENTER INC	608 11TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30055-80	FRANCISCAN SKEMP MEDICAL CENTER INC	916 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
17-30055-90	FRANCISCAN SKEMP MEDICAL CENTER INC	922 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
17-30055-120	FRANCISCAN SKEMP MEDICAL CENTER INC	940 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
17-30055-130	FRANCISCAN SKEMP MEDICAL CENTER INC	946 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
17-30055-140	FRANCISCAN SKEMP MEDICAL CENTER INC	610 10TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30056-70	FRANCISCAN SKEMP MEDICAL CENTER INC	615 10TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30056-75	FRANCISCAN SKEMP MEDICAL CENTER INC	608 & 620 11TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30056-80	FRANCISCAN SKEMP MEDICAL CENTER INC	630 10TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30057-50	FRANCISCAN SKEMP MEDICAL CENTER INC	700 WEST AVE S	700 WEST AVE S	LA CROSSE WI 54601
17-30056-90	FRANCISCAN SKEMP MEDICAL CENTER INC	937 MARKET ST	700 WEST AVE S	LA CROSSE WI 54601
		912 & 920 MARKET ST		
		701 & 901 FRANCISCAN WAY		
17-30057-40	ST ROSE DEVITERBOS CONVENT	700 & 718 10TH ST S	912 MARKET ST	LA CROSSE WI 54601
17-30056-111	FRANCISCAN SISTERS OF PERPETUAL ADORATION INC	929 MARKET ST	912 MARKET ST	LA CROSSE WI 54601

Properties within 200 feet of 630 10th St S

Applicant:	WAYNE DURAN		
	MAYO CLINIC HEALTH SYSTEM	700 WEST AVE S	LA CROSSE WI 54601



Agenda Item 22-1126 (Lewis Kuhlman)

Application of Mayo Clinic Health System for a Conditional Use Permit at 630 10th Street S. allowing for demolition of structure for creation of green space and extension of adjacent parking lot.

General Location

Council district 8, Washburn Neighborhood; on the north side of Market Street, two blocks west of West Avenue as depicted in Map 22-1126. The parcel overlaps a parking garage to the west, and surface parking lot to the north belonging to the same property owner. It is across the street from a convent building to the south, an office building to the east, and a hospital to the southeast.

Background Information

This 14,850 ft² parcel is zoned for public and semipublic land uses. The applicant wants to demolish the 12,700 ft² vacant building for thirty additional employee parking spaces with landscaping and a raingarden along Market St. The one-story building was built in 1953, added onto in 1978, and originally used for a small clinical practice. While the building was used for COVID testing, it does not align with the health system's future space needs. The plan for the parking lot includes five electric vehicle chargers, a bikeshare rack, and security improvements for the parking ramp. The use of the lot could include parking for food trucks and a public art display. The health system is engaging the community about the development of the campus, including this parcel.

Recommendation of Other Boards and Commissions

None

Consistency with Adopted Comprehensive Plan

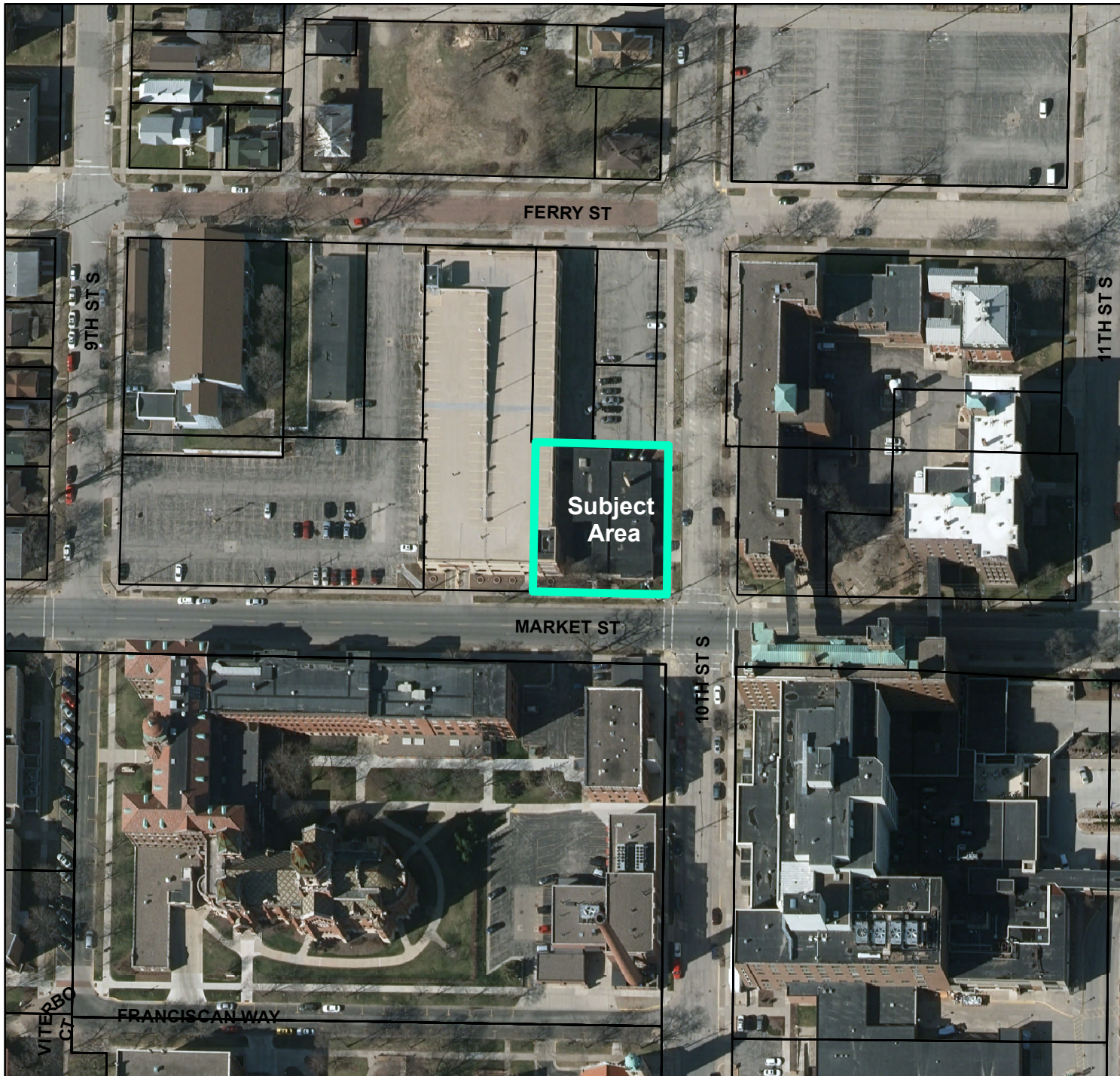
This parcel's intended future land use is commercial—"a variety or retail trade or services." A parking lot may not meet objectives for compact growth, smart growth, or traditional urban character. It may meet objectives for institutional growth and parking management.

The 2002 neighborhood plan expresses a desire to improve parking options while maintaining, improving, or increasing the amount of greenspace.

















Staff Recommendation

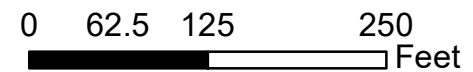
Approved with Conditions—the applicant must sign a payment for municipal services agreement (PMSA). There is not substantial evidence to deny this application. On another note, the applicant may benefit from combining parcels with the three others making up the parking lot (17-30055-120, 17-30055-130, and 17-30055-140). This parcel's property line also appears to overlap a parking ramp on an adjacent parcel (17-30056-90), so the applicant may benefit from redrawing the lot line so it doesn't go through the structure, or combining with that parcel, too. These lot combinations and splits could maximize potential stormwater credits and generally make property administration easier.

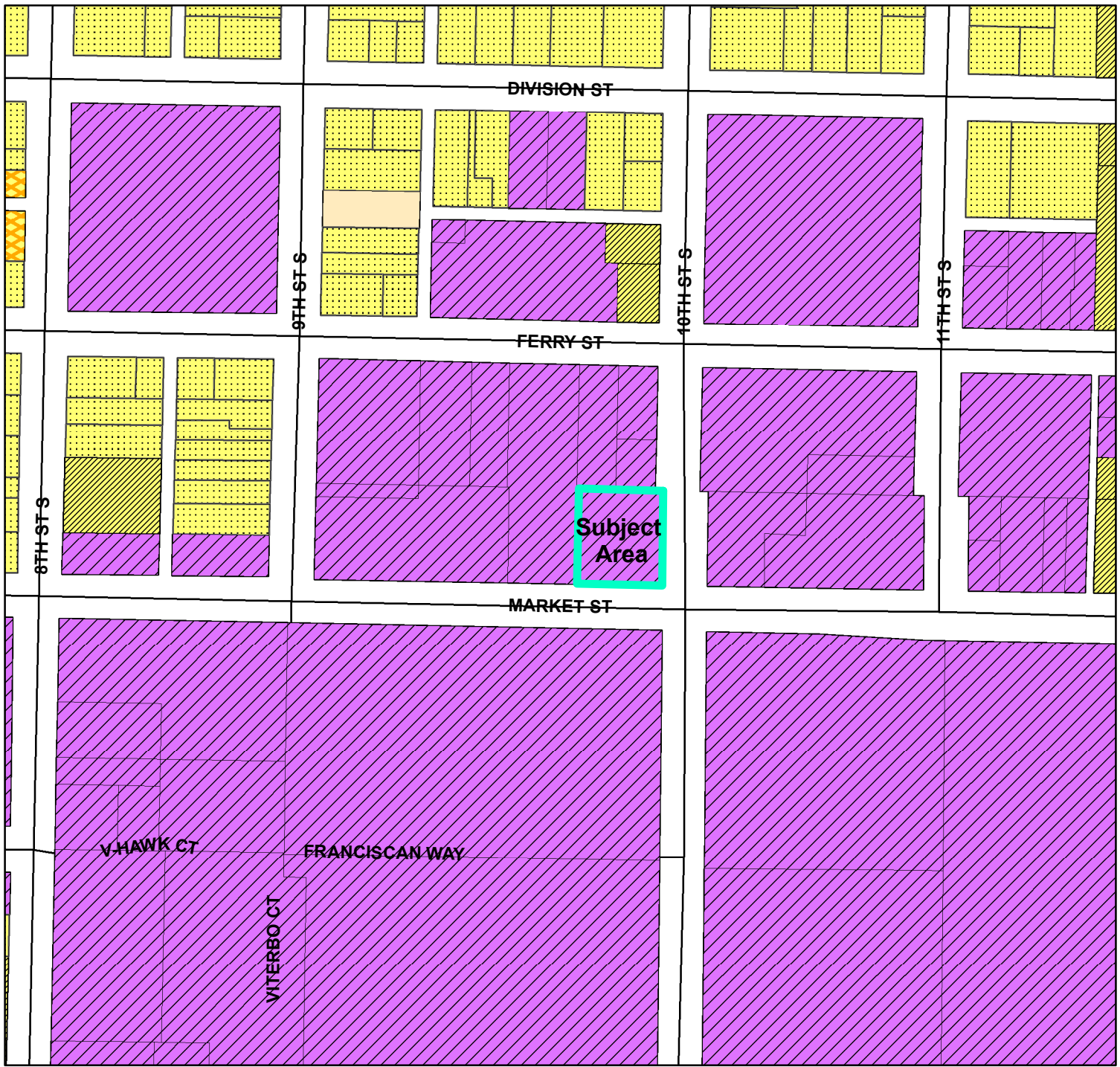
Routing J&A 10.4.2022



BASIC ZONING DISTRICTS

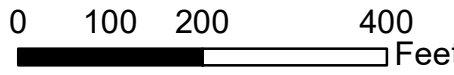
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
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- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY



*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

Mail to:

LA CROSSE CITY CLERK
NIKKI ELSEN
400 LA CROSSE ST
LA CROSSE WI 54601

ORDER NUMBER 107325

STATE OF WISCONSIN

} ss.

La Crosse County

Arlene Staff
being duly sworn, both depose and say that he (she) is an authorized representative of Lee Enterprises, publishers of

LA CROSS TRIBUNE

a newspaper, at La Crosse, the seat of government of said State, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on the dates listed below.

Sworn to and subscribed before me this SEP 20 2022 day of SEP 20, 2022

(Signed) Arlene Staff
(Title) Principal Clerk

Steve Beck
Notary Public, Wisconsin

My Commission expires NOV 08 2024

Section: Legals

Category: 0001 Wisconsin Legals

PUBLISHED ON: 09/13/2022, 09/20/2022

TOTAL AD COST: 130.54

FILED ON: 9/19/2022

STEPHEN T. K. BECK
Notary Public
State of Wisconsin

NOTICE OF HEARING ON APPLICATION FOR A CONDITIONAL USE PERMIT TO WHOM IT MAY CONCERN:
Notice is hereby given that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing upon the application of Mayo Clinic Health System for the issuance of a Conditional Use Permit under Sec. 115-353 of the Municipal Code of Ordinances of the City of La Crosse allowing demolition of structure for creation of green space and extension of adjacent parking lot. Said property is generally located at 630 10th Street S. and is further described as follows:
Tax Parcel 17-30056-80
ESPERSON & BURNS ADDITION
LOT 1 & E 50FT LOT 2 BLOCK 3
LOT SZ: 106.95 X 139 (FAMILY HEALTH CENTER)

The City Plan Commission will meet to consider such application on Monday, October 3, 2022 at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on Tuesday, October 4, 2022 at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the Common Council on Thursday, October 13, 2022 at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any residential property owner whose land abuts the subject property may request an opaque privacy fence of a minimum of five (5) feet and no more than eight (8) feet in height to be required in residential zoned districts. Such fence shall be placed on the property line and shall run from the front set back line to the rear property line.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection; which objection forms are available on the City website at www.cityoflacrosse.org - Your Government - City Clerk - Forms - Conditional Use Permit.

The application and supporting documentation may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 22-1126).

This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 2nd day of September, 2022.

Nikki M. Elsen, City Clerk
City of La Crosse
9/13, 9/20 LAC 107325 WNAXLP





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1140

Agenda Date: 10/4/2022

Version: 1

Status: Recommended to be
Adopted

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number: 2

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Public and Semi-Public District allowing for site repairs and improvements at 600 Losey Blvd. N.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Residence District to the Public and Semi-Public District on the Master Zoning Map, to-wit:

*Tax Parcel 17-20305-10
CERTIFIED SURVEY MAP NO. 50 VOL 3 DOC NO. 963047 LOTS 1 & 2 EX PRT LOT 1
COM E1/4 COR SEC 33-16-7 N84D41M27SW 1875.05FT TO S LN LOT 1 EDGEWOOD
ADDN & POB S60D54M13SW 164.03FT TO E LN LOT 1 ALG E LN N5D19M36SE
54.71FT TO S LN LOT 1 ALG S LN N79D37M51SE 140.55FT TO POB*

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

LaCrosse Parks and Recreation
400 LaCrosse St
LaCrosse WI 54601

Owner of site (name and address):

City of LaCrosse
400 LaCrosse St
LaCrosse WI 54601

Address of subject premises:

600 Losey Blvd N
LaCrosse WI 54601

Tax Parcel No.: 17-20305-10

Legal Description: 1 Sec Attached

Zoning District Classification: R2-Residence

Proposed Zoning Classification: PS - Public Semi Public

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 Rezoning consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

Forest Hills Golf Course, Tennis courts and trail
access are also on site.

Property is Proposed to be Used For:

Same as listed above. Rezoning is needed so
repairs and improvements can be made.

Proposed Rezoning is Necessary Because (Detailed Answer):

Residential zoning will not allow for site improvements

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

use of site will not change. Improvements and alterations
will all be tennis and golf based.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

The rezoning of this parcel brings the property inline with other parks in the City of LaCrosse

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.

9.8.2022 Verbal approval from Mayor

[Signature]
(signature)

608-789-7533 9/1/22
(telephone) (date)

edegankje@cityoflacrosse.org
(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: _____

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 1st day of September, 2022.

Signed: [Signature]
Director of Planning & Development

Planning Administrator

LEGAL DESCRIPTION
for
Forest Hills Clubhouse Rezoning

Lot 1, Certified Survey Map, Volume 3, Page 50, Document Number 963047, located in the NW 1/4 of the SE 1/4, Section 33, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin, except that portion described as follows: Commencing at the East 1/4 Corner of Section 33, T16N-R7W, thence N 84°41'27" W 1875.05 feet to the south line of Lot 1, Edgewood Addition to the City of La Crosse, and the point of beginning of this exception; thence S 60°54'13" W 164.03 feet to the East line of said Lot 1; thence, along said East line, N 05°19'36" E 54.71 feet to the South line of said Lot 1; thence, along said South line, N 79°37'51" E 140.55 feet, to the point of beginning.

Drafted by: SMD
08/29/22





Parks and Recreation

400 La Crosse St. , La Crosse, WI 54601 – (608) 789-7533 Fax (608) 789-7501
<http://www.cityoflacrosse.org>



September 2, 2022

Dear Commission Members and Common Council Members:

Attached you will find the petition application to change the area west of the train tracks on the Forest Hills Golf Course property from residential to Public and Semi – Public.

This request would be consistent to zoning of other Parks in the City of La Crosse. This zoning change would allow for the Parks and Recreation Department to carry out its long-term goals of improvements/additions to the space along with much needed maintenance.

Examples of improvements/additions to the space include:

- Rebuilding of existing tennis courts and making them accessible
- Rebuilding of existing parking lot and improving storm water infrastructure
- Addition on New Clubhouse on the Old Clubhouse Site

Sincerely,

A handwritten signature in blue ink, appearing to read "Sam O'Connell".

**NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Public and Semi-Public District allowing for site repairs and improvements at 600 Losey Blvd. N.

Property is presently used for: Forest Hills Golf Course, tennis courts, and trail access.

Property is proposed to be used as: Same as above

Rezoning is necessary: to allow for site repairs and improvements

Tax Parcel 17-20305-10

CERTIFIED SURVEY MAP NO. 50 VOL 3 DOC NO. 963047 LOTS 1 & 2 EX PRT LOT 1 COM E1/4 COR SEC 33-16-7 N84D41M27SW 1875.05FT TO S LN LOT 1 EDGEWOOD ADDN & POB S60D54M13SW 164.03FT TO E LN LOT 1 ALG E LN N5D19M36SE 54.71FT TO S LN LOT 1 ALG S LN N79D37M51SE 140.55FT TO POB

The City Plan Commission will meet to consider such application on **Monday, October 3, 2022 at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, October 4, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council on Thursday, October 13, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 22-1140).

Dated this 2nd day of September, 2022.

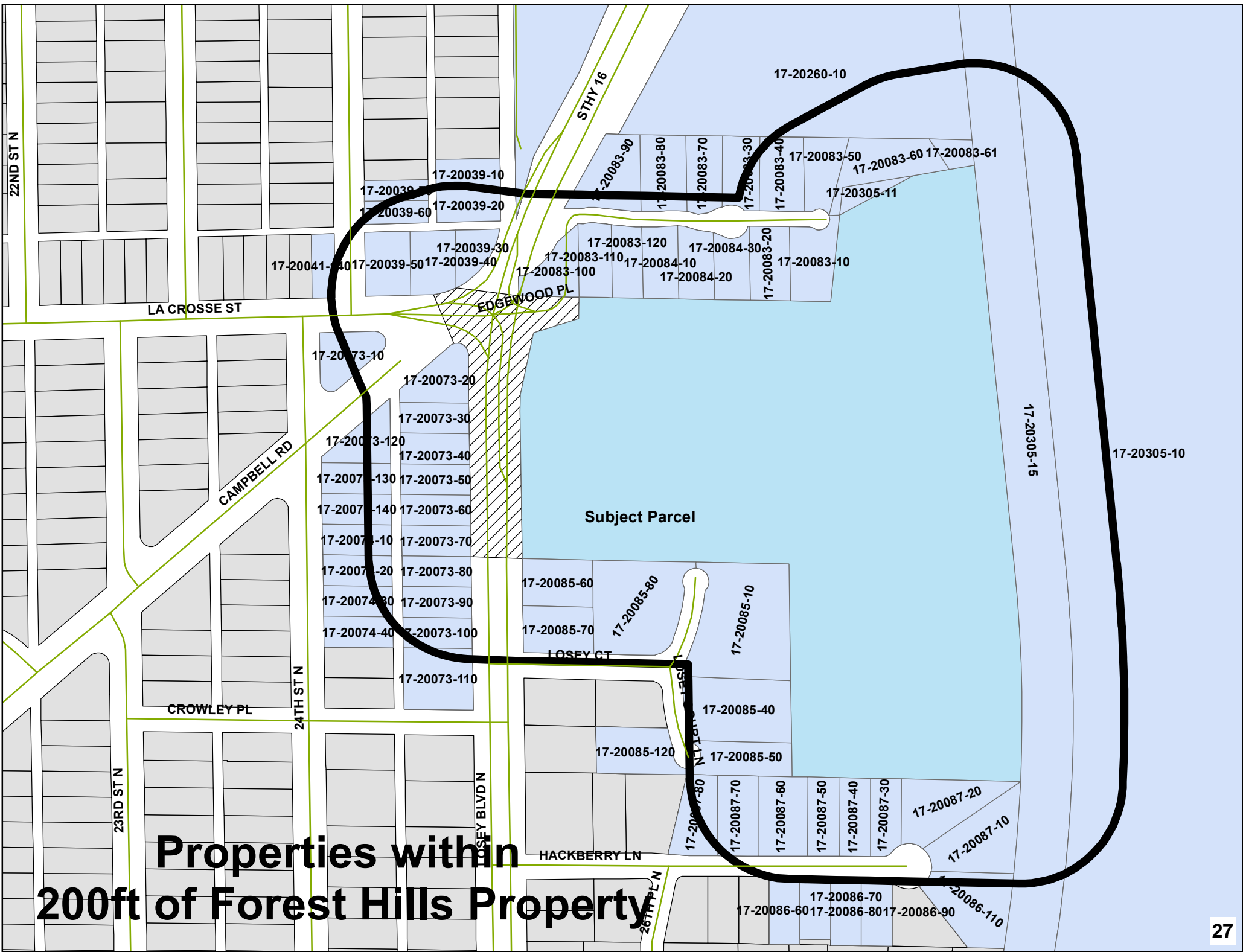
Nikki M. Elsen, City Clerk
City of La Crosse

Publish: September 13 and 20, 2022
One (1) Affidavit

TaxParcelN	OwnerName	CompleteAd	City	State	ZipCode	PROPADDCOM
17-20086-110	BEAU ELSTON, SUMMER ELSTON	2646 HACKBERRY LN	LA CROSSE	WI	54601-3911	2646 HACKBERRY LN
17-20073-110	BRADLEY R QUARBERG, GAIL E QUARBERG	505 LOSEY BLVD N	LA CROSSE	WI	54601-3970	505 LOSEY BLVD N
17-20083-70	BRANDON D JACOBSON, ABIGAIL L STOCKHAM	2541 EDGEWOOD PL	LA CROSSE	WI	54601-3977	2541 EDGEWOOD PL
17-20087-60	BRUCE P WALTERS, PAMELA K WALTERS	2617 HACKBERRY LN	LA CROSSE	WI	54601-3975	2617 HACKBERRY LN
17-20086-70	BRYNN KARIS SMITH, MATTHEW LEE SMITH	2626 HACKBERRY LN	LA CROSSE	WI	54601-3911	2626 HACKBERRY LN
17-20073-30	BURLEIGH A RANDOLPH REVOCABLE TRUST	555 LOSEY BLVD N	LA CROSSE	WI	54601-3970	555 LOSEY BLVD N
17-20305-15	BURLINGTON NORTHERN RAILROAD COMPANY	PO BOX 961089	FORT WORTH	TX	76161-0089	2715 MAIN ST
17-20260-10	CITY OF LACROSSE	400 LA CROSSE ST	LA CROSSE	WI	54601	2600 QUARRY RD
17-20305-10	CITY OF LACROSSE	400 LA CROSSE ST	LA CROSSE	WI	54601	600 LOSEY BLVD N
17-20083-61	CITY OF LACROSSE	400 LA CROSSE ST	LA CROSSE	WI	54601	EDGEWOOD PL
17-20305-10	CITY OF LACROSSE	400 LA CROSSE ST	LA CROSSE	WI	54601	LOSEY BLVD N
17-20085-40	CLARA E GELATT, NEAL A MEIER	450 LOSEY COURT LN	LA CROSSE	WI	54601	450 LOSEY COURT LN
17-20085-120	COLLEEN J CAMPBELL	445 LOSEY COURT LN	LA CROSSE	WI	54601	445 LOSEY COURT LN
17-20039-10	COMPASS PROPERTY MANAGEMENT LAX LLC	N5571 SOBKOWIAK RD	ONALASKA	WI	54650	725 LOSEY BLVD N
17-20083-120	CRAIG S ZEEB	2526 EDGEWOOD PL	LA CROSSE	WI	54601-3933	2526 EDGEWOOD PL
17-20083-40	DANIEL E WIDUCH, JODI M WIDUCH	2555 EDGEWOOD PL	LA CROSSE	WI	54601-3977	2555 EDGEWOOD PL
17-20086-60	DANIEL W SCHNEIDER, MARY CATHERINE LANSING	2620 HACKBERRY LN	LA CROSSE	WI	54601-3911	2620 HACKBERRY LN
17-20041-140	DAVID A KELBER, TERESA M KELBER	2323 LA CROSSE ST	LA CROSSE	WI	54601-3874	2323 LA CROSSE ST
17-20305-11	DAVID L BOUFFLEUR, JUDITH A BOUFFLEUR	2575 EDGEWOOD PL	LA CROSSE	WI	54601	
17-20083-60	DAVID L BOUFFLEUR, JUDITH A BOUFFLEUR	2575 EDGEWOOD PL	LA CROSSE	WI	54601	2575 EDGEWOOD PL
17-20074-20	DAWN M GARMIS, DUSTIN A HUNDT	522 24TH ST N	LA CROSSE	WI	54601-3827	522 24TH ST N
17-20074-30	DIANE M HOFFMEISTER	518 24TH ST N	LA CROSSE	WI	54601	518 24TH ST N
17-20084-20	DIANE STOCKHAM	2975 223RD AVE	MAQUOKETA	IA	52060	2540 EDGEWOOD PL
17-20073-70	DOUGLAS E SULLIVAN, WENDY K SULLIVAN	533 LOSEY BLVD N	LA CROSSE	WI	54601-3970	533 LOSEY BLVD N
17-20073-100	EMILY LOE	515 LOSEY BLVD N	LA CROSSE	WI	54601	515 LOSEY BLVD N
17-20087-10	GARY L KASTNER, KRISTINE R ERICKSON KASTNER	2650 HACKBERRY LN	LA CROSSE	WI	54601-3911	2650 HACKBERRY LN
17-20074-10	GARY REUTER, RENEE REUTER	532 24TH ST N	LA CROSSE	WI	54601-3827	532 24TH ST N
17-20084-10	GEORGE F KROKER JOINT REVOCABLE TRUST, LESLIE K PEICKERT-KROKER JOINT REVOCABLE TRUST	2532 EDGEWOOD PL	LA CROSSE	WI	54601-3933	2532 EDGEWOOD PL
17-20073-130	GERALD F CROOK, ANNE M CROOK	544 24TH ST N	LA CROSSE	WI	54601	544 24TH ST N
17-20083-80	J PAUL SIMONES	2539 EDGEWOOD PL	LA CROSSE	WI	54601-3977	2539 EDGEWOOD PL
17-20085-70	JACOB A SPEER, STEPHANIE M SPEER	2509 LOSEY CT	LA CROSSE	WI	54601	2509 LOSEY CT
17-20083-30	JAMES B RINGSTROM REVOCABLE TRUST	2545 EDGEWOOD PL	LA CROSSE	WI	54601-3977	2545 EDGEWOOD PL
17-20073-90	JANET D WOLLAM JOINT REVOCABLE TRUST, DANA L FISHER JOINT REVOCABLE TRUST	521 LOSEY BLVD N	LA CROSSE	WI	54601-3970	521 LOSEY BLVD N
17-20083-110	JAY E LOWENSTEIN, KRISTINE KRALL-LOWENSTEIN	2520 EDGEWOOD PL	LA CROSSE	WI	54601	2520 EDGEWOOD PL
17-20039-20	JOEL WHITED, KELSIE WHITED	301 GREEN COULEE RD	ONALASKA	WI	54650	719 LOSEY BLVD N
17-20085-10	JOHN B REINHART	510 LOSEY COURT LN	LA CROSSE	WI	54601	510 LOSEY COURT LN
17-20073-50	JOHN G LETTNER, KRISTIN N LETTNER	541 LOSEY BLVD N	LA CROSSE	WI	54601-3970	541 LOSEY BLVD N
17-20074-40	JOHN M SAKE	514 24TH ST N	LA CROSSE	WI	54601-3827	514 24TH ST N
17-20083-90	LAWRENCE PAUL WEISBROD, JILL MARIE SCHULLER-WEISBROD	2537 EDGEWOOD PL	LA CROSSE	WI	54601	2537 EDGEWOOD PL
17-20085-80	LENORE RODMAN LIVING TRUST, CHARLES RODMAN LIVING TRUST	2525 LOSEY CT	LA CROSSE	WI	54601-3967	2525 LOSEY CT
17-20087-40	LOUISE R DONOHUE LIVING TRUST	2637 HACKBERRY LN	LA CROSSE	WI	54601-3975	2637 HACKBERRY LN
17-20083-50	MARK R ZELLMER, DEBRA A DAEHN-ZELLMER	2565 EDGEWOOD PL	LA CROSSE	WI	54601	2565 EDGEWOOD PL
17-20086-80	MARLA M FRENCH	2630 HACKBERRY LN	LA CROSSE	WI	54601-3911	2630 HACKBERRY LN
17-20073-40	MATTHEW GORDY, KRISTEN STOKELY	547 LOSEY BLVD N	LA CROSSE	WI	54601	547 LOSEY BLVD N
17-20039-60	MICHAEL C SCHIEBER, ROGER D DAHL	718 24TH ST N	LA CROSSE	WI	54601-3829	718 24TH ST N
17-20073-140	PARAIC A KENNY, LAUREN R GOURLEY	540 24TH ST N	LA CROSSE	WI	54601	540 24TH ST N
17-20083-10	PATRICK T CORRAN, LYDIA K CORRAN	2554 EDGEWOOD PL	LA CROSSE	WI	54601-3933	2554 EDGEWOOD PL
17-20087-30	PATRICK W LAWRYNK, LOUISE A S LAWRYNK	2641 HACKBERRY LN	LA CROSSE	WI	54601-3975	2641 HACKBERRY LN
17-20073-60	PENELOPE K HARDY, ALAN D FULLERTON	537 LOSEY BLVD N	LA CROSSE	WI	54601	537 LOSEY BLVD N
17-20087-80	PETER J GRABOW, AMY S GRABOW	2603 HACKBERRY LN	LA CROSSE	WI	54601-3975	2603 HACKBERRY LN
17-20087-50	PHILIP C FRANCKSEN, JANELLE M FRANCKSEN	2627 HACKBERRY LN	LA CROSSE	WI	54601-3975	2627 HACKBERRY LN
17-20084-30	PHILIP L ESTEN, MARY ESTEN	2546 EDGEWOOD PL	LA CROSSE	WI	54601-3933	2546 EDGEWOOD PL
17-20085-50	PHILIP M GELATT LIVING TRUST	230 FRONT ST N	LA CROSSE	WI	54601	444 LOSEY COURT LN
17-20083-20	RALPH H KNUDSON, NANCY A HEERENS-KNUDSON	2550 EDGEWOOD PL	LA CROSSE	WI	54601-3933	2550 EDGEWOOD PL
17-20073-20	RICHARD W BROWN, KATIE J BROWN	561 LOSEY BLVD N	LA CROSSE	WI	54601	561 LOSEY BLVD N
17-20073-80	RICK C WILLENBERG REVOCABLE TRUST, NANCIE J WILLENBERG REVOCABLE TRUST	525 LOSEY BLVD N	LA CROSSE	WI	54601-3970	525 LOSEY BLVD N
17-20087-70	ROBERT J VANNULAND, MARGARITA VANNULAND	2609 HACKBERRY LN	LA CROSSE	WI	54601-3975	2609 HACKBERRY LN
17-20085-60	SARA SAMPEY, BRETT VERLENNICH	518 LOSEY BLVD N	LA CROSSE	WI	54601	518 LOSEY BLVD N
17-20087-20	SEAN OFLAHERTY REVOCABLE TRUST	2645 HACKBERRY LN	LA CROSSE	WI	54601-3975	2645 HACKBERRY LN
17-20073-10	SHIRLEY HEETER	1006 ELM ST S	LA CRESCENT	MN	55947-1543	2402 LA CROSSE ST
17-20083-100	STATE OF WISCONSIN DOT	3550 MORMON COULEE RD	LA CROSSE	WI	54601	2516 EDGEWOOD PL
17-20039-70	STEPHEN D WOODWARD, EMILY T HUGHES	720 24TH ST N	LA CROSSE	WI	54601	720 24TH ST N
17-20086-90	STEVEN V SIMPSON, MANYU H SIMPSON	2636 HACKBERRY LN	LA CROSSE	WI	54601-3911	2636 HACKBERRY LN
17-20039-30	THEODORE STANKE	2401 LA CROSSE ST	LA CROSSE	WI	54601	707 LOSEY BLVD N
17-20039-40	THEODORE STANKE	2401 LA CROSSE ST	LA CROSSE	WI	54601	2411 LA CROSSE ST
17-20039-50	THEODORE STANKE	2401 LA CROSSE ST	LA CROSSE	WI	54601	2401 LA CROSSE ST
17-20073-120	TODD W OSMUNDSON, ANGELA C IMHOFF	548 24TH ST N	LA CROSSE	WI	54601-3827	548 24TH ST N

Properties within 200ft of Forest Hills Subject Property

Applicant City of La Crosse 400 LA CROSSE ST LA CROSSE WI



Properties within 200ft of Forest Hills Property

Agenda Item 22-1140 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Public and Semi-Public District allowing for site repairs and improvements at 600 Losey Blvd. N.

General Location

Forest Hills Golf Course. Located on the southeast corner of the intersection of Hwy 16, Losey Blvd N, La Crosse St, and Edgewood Pl. Bluffside Neighborhood. Aldermanic District 4.

Background Information

The applicant (City of La Crosse Parks & Recreation Department) is requesting to rezone the property from R2-Residence to PS-Public/Semi-Public in order to allow them to make improvements to the site. The subject parcel is currently used by the Forest Hills Golf Course for its club house, golf cart storage, patron parking lot, and practice putting green. There are also six public tennis courts and an adjacent shelter.

Proposed improvements to the site would carry out the department's long-term goals which include:

- Rebuilding of existing tennis courts and making them accessible
- Rebuilding of existing parking lot and improving storm water infrastructure
- Construction of a new clubhouse.

Recommendation of Other Boards and Commissions

N/A

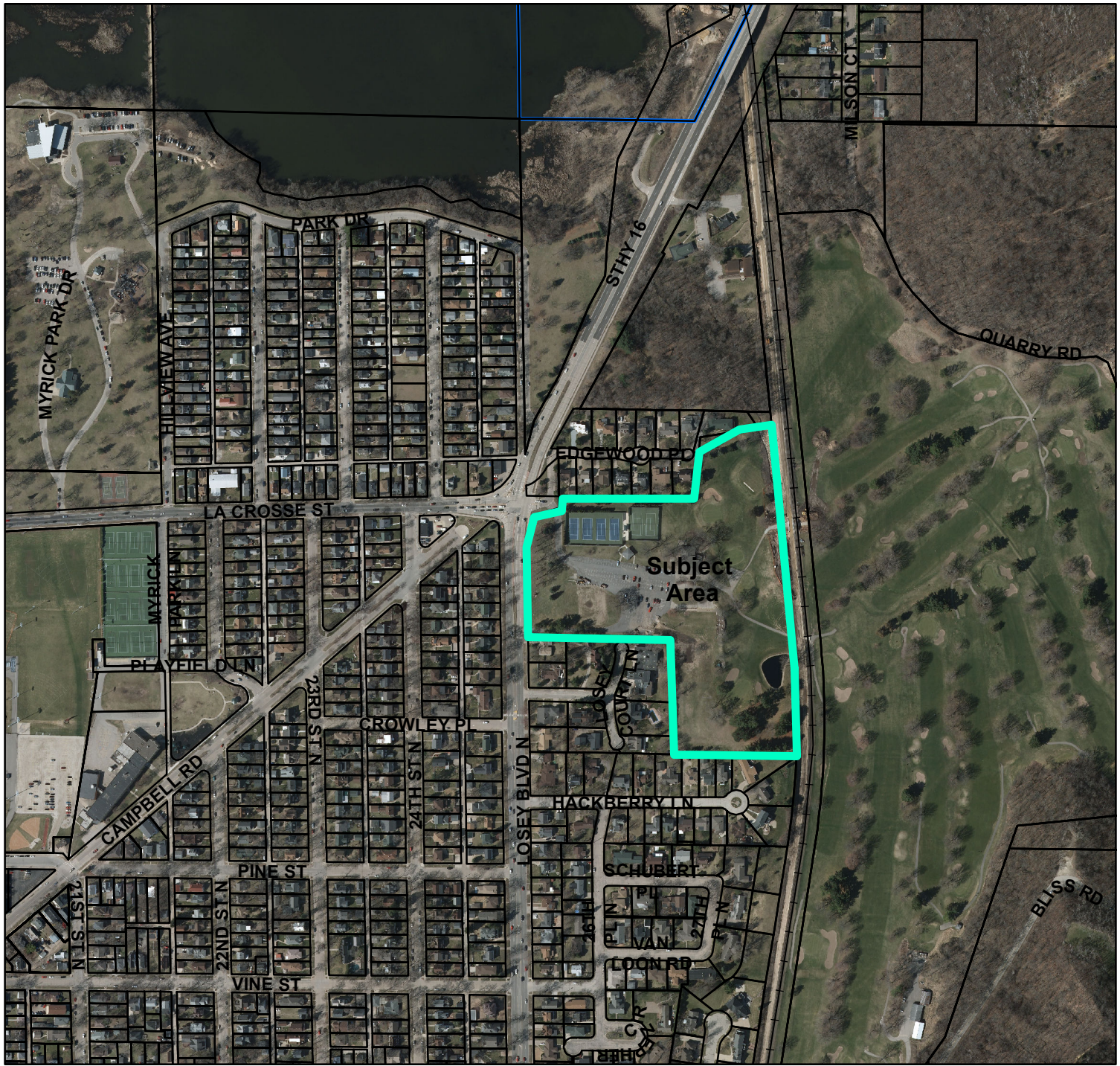
Consistency with Adopted Comprehensive Plan

This parcel is designated as "Parks and Conservancy" on the Future Land Use Map in the Land Use Element of the Comprehensive Plan. This category includes public parks and other lands owned by the public for outdoor recreation or natural resource protection, including Hixon Forest and public golf courses which would make the proposed zoning consistent with the Comprehensive Plan.

Staff Recommendation

Rezoning this parcel to PS- Public/Semi-Public would make the zoning consistent with the City's other parks and allow the Parks and Recreation Department to make a substantial investment for the community. This item is recommended for approval.

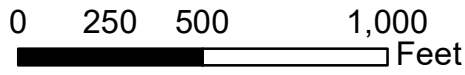
Routing J&A 10.4.2022

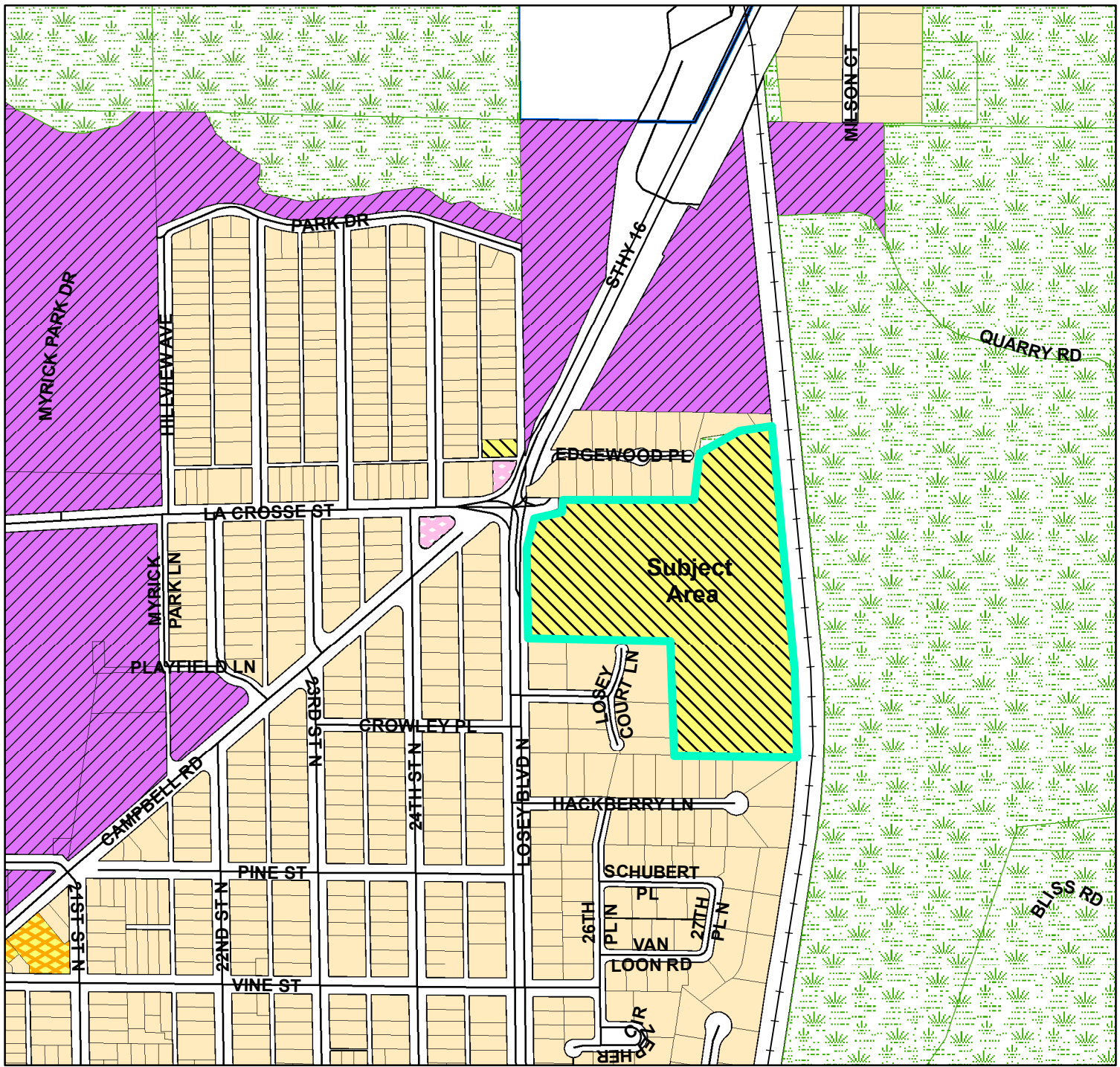


BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY



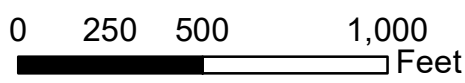




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	City Limits
	SUBJECT PROPERTY





*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

Mail to:

LA CROSSE CITY CLERK
NIKKI ELSEN
400 LA CROSSE ST
LA CROSSE WI 54601

ORDER NUMBER 107298

STATE OF WISCONSIN } ss.

La Crosse County

Arlene Staff

being duly sworn, doth depose and say that he (she) is an authorized representative of Lee Enterprises, publishers of

LA CROSS TRIBUNE

a newspaper, at La Crosse, the seat of government of said State, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on the dates listed below:

Sworn to and subscribed before me this SEP 20 2022 day of

(Signed) *Arlene Staff*
(Title) Principal Clerk

Steve Beck
Notary Public, Wisconsin

My Commission expires **NOV 08 2024**

Section: Legals
Category: 0001 Wisconsin Legals
PUBLISHED ON: 09/13/2022, 09/20/2022

TOTAL AD COST: 127.41
FILED ON: 9/19/2022

STEPHEN T. K. BECK
Notary Public
State of Wisconsin

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION TO WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:
AN ORDINANCE to amend Sub section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Public and Semi-Public District allowing for site repairs and improvements at 600 Losey Blvd. N.
Property is presently used for: Forest Hills Golf Course, tennis courts, and trail access.
Property is proposed to be used as: Same as above
Rezoning is necessary: to allow for site repairs and improvements
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The City Plan Commission will meet to consider such application on Monday, October 3, 2022 at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.
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The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 22-1140).
Dated this 2nd day of September, 2022.
Nikki M. Elsen, City Clerk
City of La Crosse
9/13, 9/20 LAC WNAJLP



Craig, Sondra

From: Joella Striebel <joellastriebel@gmail.com>
Sent: Tuesday, October 4, 2022 2:36 PM
To: Richmond, Andrea; Janssen, Barb; Kahlow, Chris; Woodard, Chris; Hameister, Jenasea; Trost, Jennifer; Mindel, Mackenzie; Neumeister, Scott; Reynolds, Mitch; Odegaard, Jason; ZZ City Clerk External
Subject: J&A 22-1140

*** CAUTION: This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Good afternoon members of the Judiciary & Administration Committee, Mayor Reynolds, and Mr. Odegaard,

My apologies for the tardiness of this inquiry, I had hoped to have more time to research this issue and speak to several of you directly about the questions I have related to the Forest Hills property and this legislation.

As you know, there is a highly contentious referendum on the ballot this November that seeks to build a consolidated high school on the far South end of town on the Trane site. By my assessment and that of others whose counsel I trust, this referendum is highly likely to fail. I myself plan to vote against it at this time, as I cannot in good conscious vote for something that will inequitably disadvantage my Northside neighborhood for generations to come.

The Forest Hills site has come up as a site that would be more centrally located, more equitable to both the North and South side, and a site that the school district itself would prefer over the proposed Trane location.

I am writing today to inquire whether a 60 day referral of this legislation might provide an opportunity to explore whether the City, in the best interests of this community for generations to come, might explore the possibility of selling this site to the School District if indeed the referendum fails. A 60 day referral would allow for the referendum outcome to be known, and may provide an opportunity to explore whether such a sale is feasible or possible.

I understand that there are deed restrictions on portions of the property that were donated that may preclude the placement of a high school on those portions. It is also my understanding that the portion of the property occupied by the golf course and clubhouse and owned by the city are not subject to these deed restrictions.

I humbly submit my perspective that a new consolidated high school *in a centralized location* is a far greater need in and benefit to our community as a whole than a golf course and clubhouse. Everyone in our community benefits from a well educated public, while only a select few benefit from a golf course. The use of this property for a school rather than a golf course would additionally be a huge win for our climate goals as a community.

Please consider delaying this legislation until after the referendum outcome is known, and after exploring every possible avenue to make this property available to the school district pending a future referendum.

I welcome your feedback and perspectives, if this is considered an impossibility, as I admitted, I have not had the opportunity to look as deeply into this as I would have liked.

Thank you as always for your service to our community,

Joella Striebel



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1160

Agenda Date: 10/4/2022

Version: 1

Status: Recommended to be
Adopted

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Multiple Dwelling District allowing for the creation of affordable housing units at 811 Monitor St.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Light Industrial District to the Multiple Dwelling District on the Master Zoning Map, to-wit:

*Tax Parcel 17-10294-120
PRT GOVERNMENT LOTS 4 & 5 COM SW COR SEC 29 N52D34M16SE 1412.59FT TO INTER E R/W AVON ST & N R/W MONITOR ST & POB ALG E R/W N1D53M0SW 118FT N88D39M3SE 175FT N1D53M0SW 95FT TO S LN LOT 3 ROBERT & GRAYS ADDN N88D39M3SE 225.09FT TO SE COR LOT 3 S1D46M26SE 159.75FT TO SW COR LOT 5 ROBERT & GRAYS ADDN & N R/W LN MONITOR ST ALG N R/W LN S63D36M30SW 125.52FT S88D37M41SW 285.66 FT TO POB T/W ESMT IN V1381 P734*

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

Dear Common Council,

I am requesting to rezone 811 Monitor Street from M1-Light Industrial to R5-Multiple Dwelling. This is a pivotal step to increase the workforce housing stock in the City of La Crosse.

The city has a large deficit of workforce housing, creating a massive demand for citizens at all income levels. This property would directly help address this gap, as the long-term plan is to develop it into approximately 20-30 housing units. The building is around 33,000 square feet and includes ample parking. A double-digit increase in affordable housing units would be a welcomed and overdue addition to our city. The 2020-2024 Consolidated plan identified quality affordable housing as the largest challenge within the City of La Crosse with 57% (5358) of low-to-moderate income renter-occupied households face a housing burden over 30% of their income.

This rezoning is consistent with the desired future land use stated in the city's current comprehensive plan that was adopted by the Common Council in 2002. The future land use map depicts this property as "High Intensity Retail, Office or Housing" and is expected to have a density greater than 10 units per acre. The long-term strategy for this property meets requirement. There are not expected to be any additions to the building and the only changes will be internal to convert it to long-term housing.

The property is also adjacent to an identified "Pulse Node" in the Highway 53 Corridor Master Plan. The central core of this pulse node is the intersections of Rose St/Copeland Ave and Monitor Street and is intended to be a mix of retail, residential, and commercial types to support revitalization in this neighborhood.

The short-term plan for this property is to offer it as a potential option for a 180-day temporary emergency shelter for people experiencing homelessness. If the sheltering agencies in La Crosse determine it as a viable option and best practice for our community's sheltering plan this winter, we would make it available for one of the agencies to operate. An emergency order would have to be declared around homelessness for this to be a viable option and we would only be able to use it for up to 180 days under that order.

In conclusion, this property has tremendous potential to become a viable long-term strategy to add the much-needed housing in our community. The influx of affordable housing that could be added at this location would be a great asset as we continue to strive to make more housing available for more people.

Thank you for your consideration,

Brian Sampson

City of La Crosse Department of Planning, Development, and Assessment

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

City of La Crosse - 400 La Crosse ST, La Crosse, WI

Owner of site (name and address):

Marine Credit Union
PO Box 309 Onalaska, WI 54650

Address of subject premises:

811 Monitor St La Crosse, WI

Tax Parcel No.: 17-10294-120

Legal Description: See attached

Zoning District Classification: M1 - Light Industrial

Proposed Zoning Classification: R5 - Multiple Dwelling*

Is the property located in a floodway/floodplain zoning district? Yes No
there is a letter of map revision

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 Rezoning consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

office space

Property is Proposed to be Used For:

Housing

Proposed Rezoning is Necessary Because (Detailed Answer):

The city needs more housing units available and this property could become 20-30 affordable housing units.

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

The re-zoning is consistent with city's future land use designation. It is also adjacent to a pulse node in the Hwy 53 corridor master plan that is intended to be a mix of retail, residential, and commercial types to support revitalization.

* Request for zoning change is contingent on sale of property to City of La Crosse.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions, and Policies Because (Detailed Answer):

It is consistent with the city's comprehensive plan. This parcel is expected to have a density of greater than 10 units per acre and the long-term plan for this property meets that

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 14th day of August, 2009.

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.

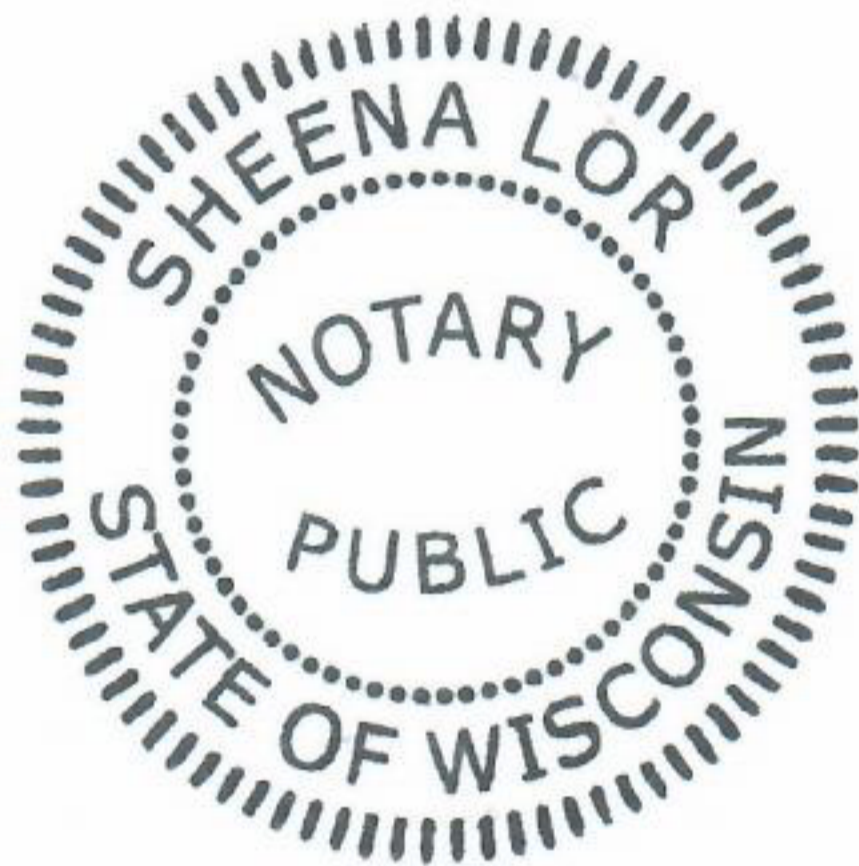
Katie N. Tolokken, KATIE N. TOLOKKEN, COO
(signature)

608.791.1389 (telephone) 9/6/22 (date)

Katie.tolokken@marinech.com (email)

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

Personally appeared before me this 6th day of Sept, 2022, 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: 10/10/25

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 6th day of September, 2022.

Signed: [Signature], Plan Admin
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF La Crosse) ss

The undersigned, KATIE H TOLOKKEN, being duly sworn states:

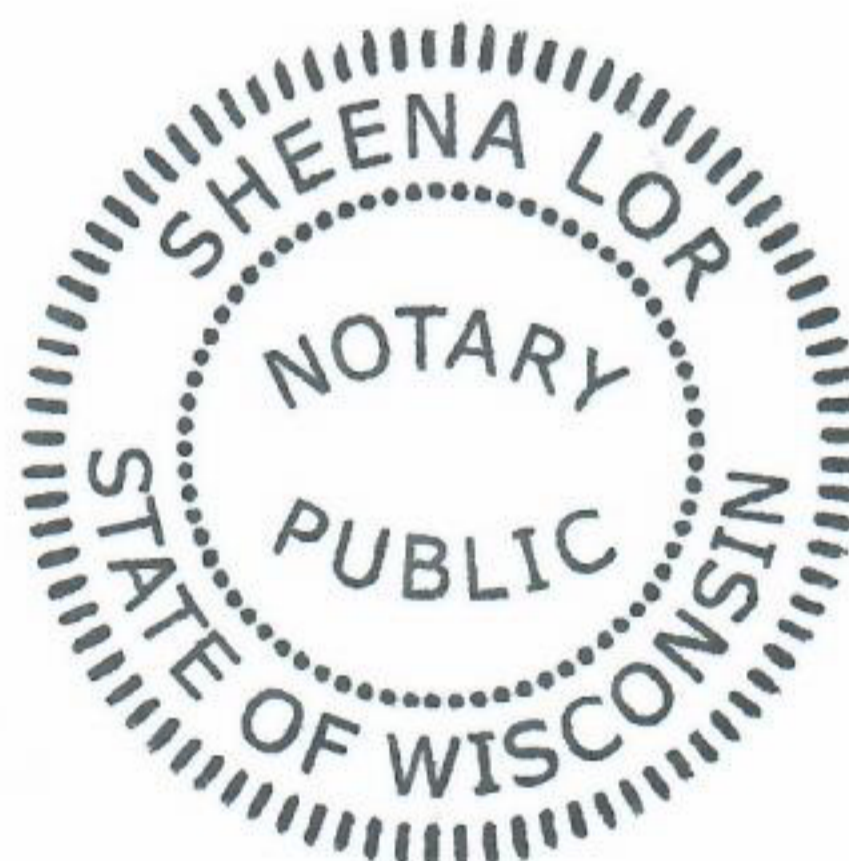
1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is ^{an authorized agent of} ~~(one of the)~~ legal owner(s) of the property located at 811 Moniteo St., La Crosse, WI.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

4. Request is contingent on sale of property to City of La Crosse

Katie H. Tolokken
Property Owner KATIE H. TOLOKKEN, COO.

Subscribed and sworn to before me this 6th day of Sept, 2022.

[Signature]
Notary Public
My Commission expires 10/10/25



**NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Multiple Dwelling District allowing for the creation of affordable housing units at 811 Monitor St.

Property is presently used for: office space

Property is proposed to be used as: housing

Rezoning is necessary: because the city needs more housing units (this property could become 20-30 affordable housing units)

Tax Parcel 17-10294-120

PRT GOVERNMENT LOTS 4 & 5 COM SW COR SEC 29 N52D34M16SE 1412.59FT TO INTER E R/W AVON ST & N R/W MONITOR ST & POB ALG E R/W N1D53M0SW 118FT N88D39M3SE 175FT N1D53M0SW 95FT TO S LN LOT 3 ROBERT & GRAYS ADDN N88D39M3SE 225.09FT TO SE COR LOT 3 S1D46M26SE 159.75FT TO SW COR LOT 5 ROBERT & GRAYS ADDN & N R/W LN MONITOR ST ALG N R/W LN S63D36M30SW 125.52FT S88D37M41SW 285.66 FT TO POB TW ESMT IN V1381 P734

The City Plan Commission will meet to consider such application on **Monday, October 3, 2022 at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, October 4, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council on Thursday, October 13, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 22-1160).

Dated this 8th day of September, 2022.

Nikki M. Elsen, City Clerk
City of La Crosse

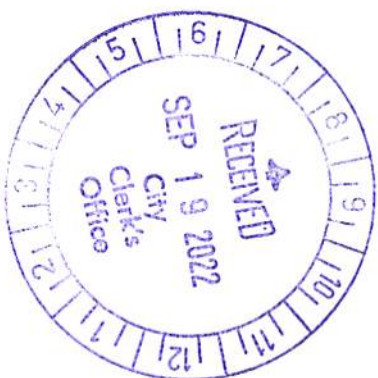
Publish: September 13 and 20, 2022
One (1) Affidavit

Tax Parcel Number	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-10222-120	ALEXANDER P MENDEN	160 CALEDONIA ST	160 CALEDONIA ST	LA CROSSE WI 54603-3165
17-40300-250	APM PROPERTIES LLC	225 LIBERTY ST	201 MAIN ST	LA CROSSE WI 54601
17-10294-60	BUCHNER PROPERTIES LLC	214 AVON ST	2704 7TH ST S	LA CROSSE WI 54601
17-10297-40	CITY OF LACROSSE	900 MONITOR ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-10298-70	CITY OF LACROSSE	900 MONITOR ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-10298-90	CITY OF LACROSSE	900 MONITOR ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-10222-130	DANIEL J LONKOSKI	162 CALEDONIA ST	162 CALEDONIA ST	LA CROSSE WI 54603-3165
17-40300-170	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3616 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-180	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3616 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-190	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3616 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-200	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3616 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-270	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3651 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-280	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3651 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-290	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3651 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-300	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3651 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-110	DEBORAH L BARCUS, DAVID M BARCUS	227 LIBERTY ST	525 MAIN ST	LA CROSSE WI 54601-4022
17-40300-120	DEBORAH L BARCUS, DAVID M BARCUS	227 LIBERTY ST	525 MAIN ST	LA CROSSE WI 54601-4022
17-40300-130	DEBORAH L BARCUS, DAVID M BARCUS	227 LIBERTY ST	525 MAIN ST	LA CROSSE WI 54601-4022
17-40300-140	DEBORAH L BARCUS, DAVID M BARCUS	227 LIBERTY ST	525 MAIN ST	LA CROSSE WI 54601-4022
17-10401-10	DESMOND INVESTMENTS II LLC	810 MONITOR ST	620 CASS ST	LA CROSSE WI 54601
17-10297-22	DONALD L STOECKLY, DIANE STOECKLY	830 MONITOR ST	816 MONITOR ST	LA CROSSE WI 54603-3107
17-10225-40	DONOVAN L CADOGAN	719 MONITOR ST	719 MONITOR ST	LA CROSSE WI 54603-3138
17-10294-130	DOUGLAS T BRUHA	204 AVON ST	204 AVON ST	LA CROSSE WI 54603
17-10225-50	ERIC R FRETZ	155 AVON ST	155 AVON ST	LA CROSSE WI 54603-3124
17-40300-10	FELICIDAD O YRAY	227 LIBERTY ST	PO BOX 15	ARCADIA WI 54612
17-40300-20	FELICIDAD O YRAY	227 LIBERTY ST	PO BOX 15	ARCADIA WI 54612
17-40300-30	FELICIDAD O YRAY	227 LIBERTY ST	PO BOX 15	ARCADIA WI 54612
17-40300-40	FELICIDAD O YRAY	227 LIBERTY ST	PO BOX 15	ARCADIA WI 54612
17-10225-70	GLEN D KENDHAMMER, DIANE M KENDHAMMER	707 MONITOR ST	707 MONITOR ST	LA CROSSE WI 54603-3138
17-40300-50	JAMES M RUMSEY	227 LIBERTY ST	2310 SANDSIDE CT	ONALASKA WI 54650
17-40300-60	JAMES M RUMSEY	227 LIBERTY ST	2310 SANDSIDE CT	ONALASKA WI 54650
17-10225-20	JBS PROPERTY MANAGEMENT LLC	201 AVON ST	PO BOX 451	ONALASKA WI 54650-0451
17-10320-10	JMS PROPERTY MANAGEMENT LLC	210 AVON ST	3210 STATE RD	LA CROSSE WI 54601
17-40300-100	JOHNSON REAL ESTATE LLC	227 LIBERTY ST	2304 13TH ST S	LA CROSSE WI 54601
17-40300-70	JOHNSON REAL ESTATE LLC	227 LIBERTY ST	2304 13TH ST S	LA CROSSE WI 54601
17-40300-80	JOHNSON REAL ESTATE LLC	227 LIBERTY ST	2304 13TH ST S	LA CROSSE WI 54601
17-40300-90	JOHNSON REAL ESTATE LLC	227 LIBERTY ST	2304 13TH ST S	LA CROSSE WI 54601
17-10222-100	LEIGHTON A LEE, SANDRA L LEE	211 AVON ST	213 AVON ST	LA CROSSE WI 54603-3064
17-10297-21	MA MANOCK PROPERTIES LLC	818 MONITOR ST	816 MONITOR ST	LA CROSSE WI 54603-3101
17-10297-30	MA MANOCK PROPERTIES LLC	816 MONITOR ST	816 MONITOR ST	LA CROSSE WI 54603-3101
17-10296-60	MAGNUM COMMUNICATIONS INC	102 LANG DR	PO BOX 400	PORTAGE WI 53901-0400
17-10294-120	MARINE CREDIT UNION	811 MONITOR ST	PO BOX 309	ONALASKA WI 54650-0309
17-40300-150	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	227 LIBERTY ST	131 WEST AVE S	LA CROSSE WI 54601-4129
17-40300-160	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	227 LIBERTY ST	131 WEST AVE S	LA CROSSE WI 54601-4129
17-40300-350	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	225 LIBERTY ST	131 WEST AVE S	LA CROSSE WI 54601-4129
17-40300-360	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	225 LIBERTY ST	131 WEST AVE S	LA CROSSE WI 54601-4129
17-10294-110	MONITORBASS LLC	800 MONITOR ST	800 MONITOR ST	LA CROSSE WI 54603-3107
17-10225-30	NATHAN W STERK	163 AVON ST	31 DANBURY	LADERA RANCH CA 92694
17-10225-10	NRE PROPERTIES LLC	205 AVON ST	1400 PINE ST	LA CROSSE WI 54601
17-10320-130	PROPERTY LOGIC LLC	901 MONITOR ST	PO BOX 2132	LA CROSSE WI 54602-2132
17-40300-210	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-40300-220	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-40300-230	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-40300-240	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-40300-310	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-40300-320	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-40300-330	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-40300-340	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-10294-100	ROBERT W BURG	726 MONITOR ST	2535 MADISON PL	LA CROSSE WI 54601
17-10294-55	ROBERT W BURG, BARBARA A BOYD	700 MONITOR ST	700 MONITOR ST	LA CROSSE WI 54603-3106
17-10320-100	STEVEN M NICOLAI	224 LIBERTY ST	4535 MORMON COULEE RD	LA CROSSE WI 54601
17-10294-10	TAMARA K WOODRUFF	228 AVON ST	228 AVON ST	LA CROSSE WI 54603
17-10294-10	TAMARA K WOODRUFF	230 AVON ST	228 AVON ST	LA CROSSE WI 54603
17-10225-60	TERRY A SCHLINTZ	727 MONITOR ST	727 MONITOR ST	LA CROSSE WI 54603-3138
17-10298-75	TRISTATE AIRGAS INC	905 MONITOR ST	PO BOX 94737	CLEVELAND OH 44101-4737
17-10222-140	WAYNE L HENTHORN, CAROL J HENTHORN	204 CALEDONIA ST	204 CALEDONIA ST	LA CROSSE WI 54603-3057

Properties within 200 feet of 811 Monitor St

Applicant City of La Crosse 400 LA CROSSE ST LA CROSSE WI 54601

CITY CL
400 LA CROSSE
LA CROSSE WI 54601-3396
RETURN SERVICE REQUESTED



L
DEAN R PIPER, JEAN M PIPER
N3616 COUNTY ROAD Y
ROCKLAND WI 54653

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ComBasPrice



US POSTAGE PAID BY ADDRESSEE

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N3616 COUNTY ROAD Y
ROCKLAND WI 54653-9512
RETURN TO SENDER





ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

For Insurance Company Use:

A1. Building Owner's Name Gundersen Lutheran Medical Center, Inc.	Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 811 Monitor Street City La Crosse State WI ZIP Code 54603	Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax Parcel Number 17-10294-120	

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non-Residential

A5. Latitude/Longitude: Lat. 43°49'43" Long. 91°14'46.5" Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1

A8. For a building with a crawl space or enclosure(s), provide

a) Square footage of crawl space or enclosure(s) <u>N/A</u> sq ft	A9. For a building with an attached garage, provide:
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade _____	a) Square footage of attached garage <u>N/A</u> sq ft
c) Total net area of flood openings in A8.b _____ sq in	b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade _____
	c) Total net area of flood openings in A9.b _____ sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of La Crosse & 555562		B2. County Name La Crosse		B3. State WI	
B4. Map/Panel Number 55063C0253C	B5. Suffix C	B6. FIRM Index Date 04/02/08	B7. FIRM Panel Effective/Revised Date 04/02/08	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 645.0'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
Designation Date _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.
Benchmark Utilized Top Nut Hydrant Vertical Datum 1929
Conversion/Comments First Hydrant East of Avon on Monitor St. 646.48'

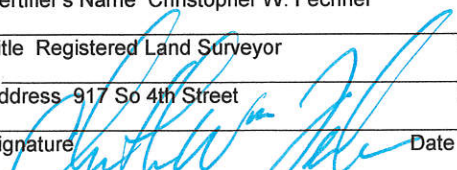
Check the measurement used.

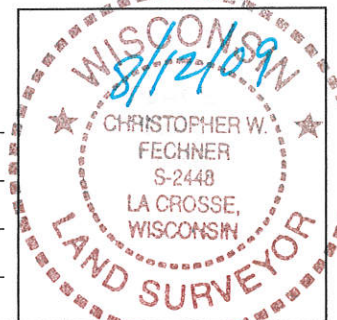
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>646.89</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	<u>N/A</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>645.77</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>646.10</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form.

Certifier's Name Christopher W. Fechner	License Number 2448
Title Registered Land Surveyor	Company Name Coulee Region Land Surveyors Inc.
Address 917 So 4th Street	City La Crosse State WI ZIP Code 54601
Signature 	Date 08/12/09 Telephone 608-784-1614

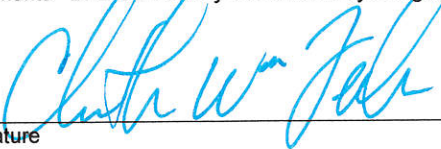


IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 811 Monitor Street	Policy Number
City La Crosse State WI ZIP Code 54603	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments BFE Community Determined by Douglas Kerns CFM, City of La Crosse Engineering Department.

Signature  Date 8/12/09 Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8. and G9.

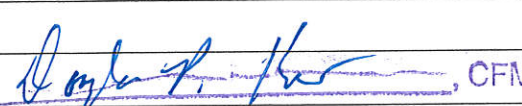
- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature  CFM Date _____

Comments
 Douglas P. Kerns, CFM
 #US-08-03513
 Certified Floodplain Manager (CFM®)

Check here if attachments

Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	For Insurance Company Use:
City State ZIP Code	Policy Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."	Company NAIC Number





Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN	A parcel of land, as described in the Warranty Deed, recorded as Instrument No. 1252622, Vol. 1381, Page 734, in the Office of the County Register of Deeds, La Crosse County, Wisconsin
	COMMUNITY NO.: 555562	
AFFECTED MAP PANEL	NUMBER: 55063C0253C DATE: 4/2/2008	
FLOODING SOURCE: LA CROSSE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.829, -91.245 SOURCE OF LAT & LONG: STREETS & TRIPS 2009 DATUM: WGS 84

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	811 Monitor Street	Structure	X (Shaded)	645.0 feet	645.8 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Handwritten signature of Kevin C. Long in cursive.

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate

Agenda Item 22-1160 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Multiple Dwelling District allowing for the creation of affordable housing units at 811 Monitor St.

General Location

Marine Credit Union Building. Located on the northeast corner of the intersection of Avon and Monitor Streets. Lower Northside and Depot Neighborhood Association. Aldermanic District 3.

Background Information

This item is also related to legislation item 22-1171. The applicant (City of La Crosse) is requesting to rezone the property from the M1-Light Industrial zoning district to the R5-Multiple Dwelling zoning district in order to convert the existing office building into approximately 20-30 apartments. The intent is to be able to provide additional, affordable, and quality workforce housing for low-to-moderate income households. The need for such housing has been identified in the 2020-2024 Consolidated Plan as the largest challenge within the city. Should an emergency order be declared by City officials the property may be also used as an emergency shelter for those experiencing homelessness.

A Letter of Map Revision has been issued on this property stating that it has been removed from the floodplain, A copy of this letter is attached to the legislation.

Recommendation of Other Boards and Commissions

The Community Development Committee approved acquisition of this property at their September 13, 2022 meeting.

Consistency with Adopted Comprehensive Plan

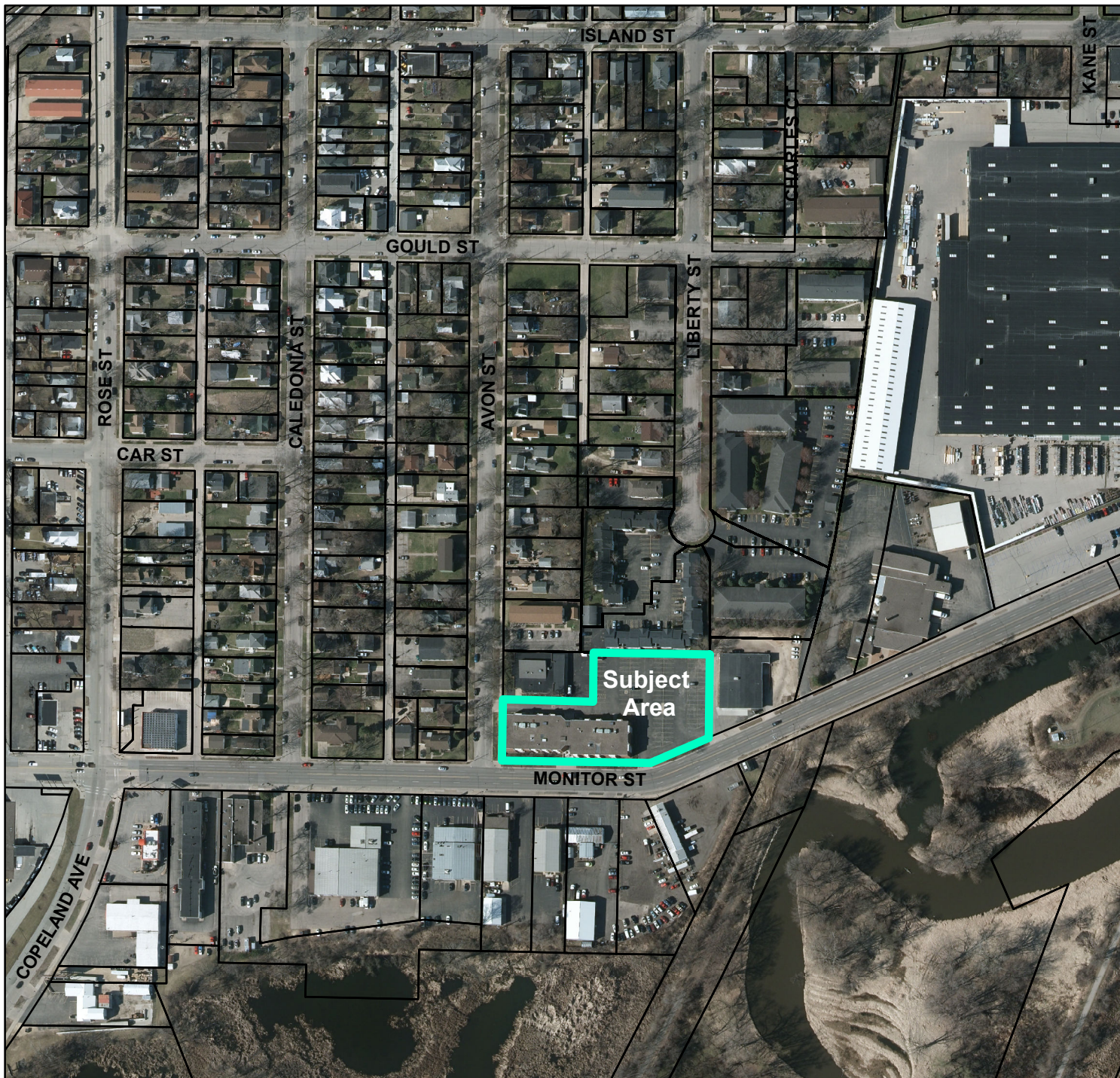
This parcel is designated as “High Intensity, Retail, Office, or Housing” on the Future Land Use Map in the Land Use Element of the Comprehensive Plan. This category allows for mixed- and multiple-land uses, with major consideration given to creating attractive pedestrian spaces and streetscapes, and shared or public open spaces. The density and intensity of land development is expected to be greater than 10 housing units per net acre. With 30 proposed units on a 1.504-acre parcel, the number of housing units per acre is 19.94 which makes the proposed zoning and development consistent with the Comprehensive Plan.

Establishing a mix of housing options, sizes, prices, styles, and tenancy is a major objective in the Housing Element of the Comprehensive Plan.

Staff Recommendation

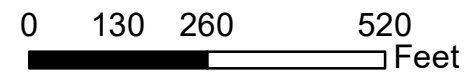
The proposed zoning and use are consistent with surrounding neighborhood. The properties located directly west across Avon Street and to the north of the subject property are all zoned R5-Multiple Dwelling zoning, with the exception of one building that is zoned M1-Light Industrial. Additionally, these properties are all residential in use, including several multi-family buildings. Lastly, the proposed zoning and use is in conformance with the comprehensive plan. The need for quality, affordable workforce housing has become a high priority in La Crosse and preliminary community feedback during the process to update the comprehensive plan support this effort. **This item is recommended for approval with the condition that the zoning only goes into effect upon sale of the property to the City of La Crosse.** Staff is also requesting consideration of the connection of Liberty Street to Monitor Street should the opportunity arise in the future.

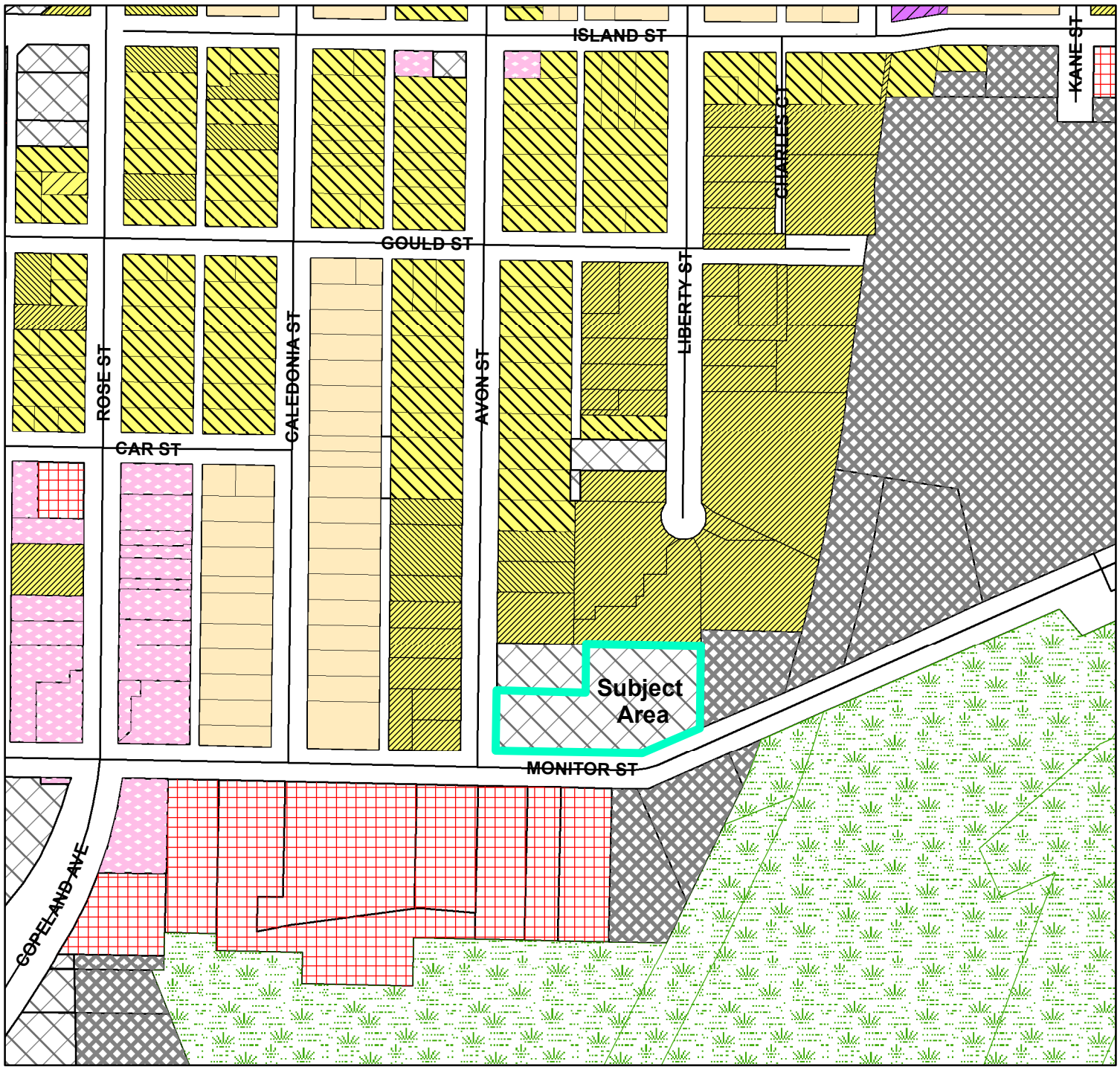
Routing J&A 10.4.2022



BASIC ZONING DISTRICTS

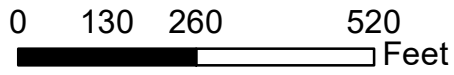
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
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- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY



*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records.
Please do not remit payment until you receive your advertising invoice.

Mail to:

LA CROSSE CITY CLERK
NIKKI ELSEN
400 LA CROSSE ST
LA CROSSE WI 54601



ORDER NUMBER 107492

STATE OF WISCONSIN
} ss.
La Crosse County

Arlene Staff
being duly sworn, doth depose and say that he (she) is an authorized representative of Lee Enterprises, publishers of

LA CROSS TRIBUNE

a newspaper, at La Crosse, the seat of government of said State, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on the dates listed below.

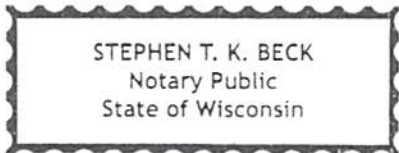
Sworn to and subscribed before me this ___ day of SEP 20 2022

(Signed) Arlene Staff
(Title) Principal Clerk
Steve Beck

Notary Public, Wisconsin

My Commission expires **NOV 08 2024**
Section: Legals
Category: 0001 Wisconsin Legals
PUBLISHED ON: 09/13/2022, 09/20/2022

TOTAL AD COST: 138.34
FILED ON: 9/19/2022



*** Proof of Publication ***

NOTICE OF HEARING ON
AMENDMENT TO ZONING
RESTRICTION

TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that
the Common Council of the City of
La Crosse, by its Judiciary &
Administration Committee, will hold a
public hearing on a proposed
ordinance change in the zoning code
as follows:

AN ORDINANCE to amend Sub-
section 115-110 of the Code of
Ordinances of the City of La Crosse
by transferring certain property from
the Light Industrial District to the
Multiple Dwelling District allowing for
the creation of affordable housing
units at 811 Monitor St.

Property is presently used for: office
space

Property is proposed to be used as:
housing

Rezoning is necessary: because
the city needs more housing units
(this property could become 20-30
affordable housing units)

Tax Parcel 17-10294-120
PRT GOVERNMENT LOTS 4 & 5
COM SW COR SEC 29
N52D34M16SE 1412.59FT TO IN-
TER E R/W AVON ST & N R/W
MONITOR ST & POB ALG E R/W
N1D53M0SW 118FT N88D39M3SE
175FT N1D53M0SW 95FT TO S LN
LOT 3 ROBERT & GRAYS ADDN
N88D39M3SE 225.09FT TO SE
COR LOT 3 S1D46M26SE 159.75FT
TO SW COR LOT 5 ROBERT &
GRAYS ADDN & N R/W LN
MONITOR ST ALG N R/W LN
S63D36M30SW 125.52FT
S88D37M41SW 285.66 FT TO POB
T/W ESMT IN V1381 P734

The City Plan Commission will meet
to consider such application on
Monday, October 3, 2022 at 4:00
p.m. in the Council Chambers of City
Hall, 400 La Crosse St., in the City of
La Crosse, La Crosse County,
Wisconsin.

A public hearing before the Judicia-
ry & Administration Committee will
be held on Tuesday, October 4,
2022 at 6:00 p.m. in the Council
Chambers of City Hall, 400 La
Crosse St., in the City of La Crosse,
La Crosse County, Wisconsin.

Final action will be determined by
the Common Council on Thursday,
October 13, 2022 at 6:00 p.m. in the
Council Chambers of City Hall, 400
La Crosse St., in the City of La
Crosse, La Crosse County, Wiscon-
sin.

Any person interested may be
heard for or against such proposed
change, and may appear in person,
by attorney or may file a formal
objection, which objection forms are
available in the City Clerk's Office.

The petition and/or maps relating to
the above referenced amendment
may be examined in the Office of the
City Clerk, La Crosse City Hall,
between the hours of 8:00 a.m. and
4:30 p.m. on any regular business
day, holidays excepted, (by appoint-
ment) or in the Legislative Informa-
tion Center which can be accessed
from the City website at

www.cityoflacrosse.org
(search for File 22-1160).

Dated this 8th day of September,
2022.

Nikki M. Elsen, City Clerk
City of La Crosse
9/13, 9/20 LAC 107492 WNAXLP



**OBJECTION TO
AMENDMENT OF ZONING DISTRICT BOUNDARIES**
(rev. 8/2020)




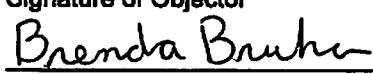
I/We hereby object to the amendment to the Zoning Code by the transfer of the following described land
(include address and tax parcel number from Notice of Hearing): _____
811 Monitor Street, Tax Parcel ID 17-10294-120

from the Light Industrial District to the Multiple Dwelling District.

I/We object for the following reason(s): See attached.

I/We further certify that I am/we are the owner of the following described lands (include address and tax parcel number from tax bill): _____
204 Avon Street, La Crosse, WI 54603
Tax Parcel ID No.: 17-10294-130

125 (est.) ft. frontage on Avon Street
_____ ft. frontage on _____ Street


Signature of Objector Douglas T. Bruha
printed name

Signature of Objector Brenda Bruha
printed name

204 Avon Street, La Crosse, WI 54603

Address

NOTE: In order for the entire parcel to count toward the protest percentage, all owners must sign this objection. For example, if only the husband signs for a property that both husband and wife own, only one-half (1/2) of the parcel is counted in the protest percentage.

Completed forms should be submitted to the City Clerk prior to final action by the Common Council.
Forms can be mailed to the address below or deposited in the green drop box on the north side of City Hall.
Forms can also be emailed to cityclerk@cityoflacrosse.org.
City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

Kara M. Burgos §
Matthew R. Cromheecke*
Jessica T. Kirchner*
Sarah E. Korte*
James Naugler
Joseph J. Skemp, Jr.*
Nathan P. Skemp*
David F. Stuckler

Michael E. Ehsam, Of Counsel



201 Main Street, Suite 700
Post Office Box 788
La Crosse, WI 54602-0788
Telephone (608) 784-8310
Facsimile (608) 782-8811
www.moensheehanmeyer.com

* also licensed in Minnesota
§ Court Commissioner

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September 28, 2022

La Crosse City Clerk
400 La Crosse Street
La Crosse, WI 54601

**Re: Written Objection to Ordinance Change
811 Monitor Street**

Dear Clerk & Members of the Common Council:

This firm represents Douglas Bruha, president and owner of Prizm Print & Label. Mr. Bruha submits this letter and the accompanying Objection to Amendment of Zoning District Boundaries form as his formal written objection to the proposed ordinance change which will change the zoning of 811 Monitor Street from "Light Industrial" to "Multiple Dwelling District."

Mr. Bruha's business and property is located at 204 Avon Street. This is directly adjacent to 811 Monitor Street. When viewing La Crosse County zoning maps, it is clear to the viewer that Mr. Bruha's property begins the demarcation between a residential area and an industrial area.

Mr. Bruha operates an industrial business. There is a reason that La Crosse City's zoning keeps industrial activities separate from residential areas. He is running heavy machinery, which produces noise. He has semi-trucks coming and going from his property. He has fork lifts unloading and loading materials. Again, this traffic creates noise and has the potential to pose a safety hazard to inattentive pedestrians. He intends to expand his business and add additional shifts. This will mean that his business will be creating noise and traffic at all hours.

Currently, Mr. Bruha's trucks exit and enter through the 811 Monitor Street property and parking lot. Trucks enter from Avon Street and exit through 811 Monitor Street's parking lot to Monitor Street. Mr. Bruha holds a partial easement to give him access from Avon Street, however, he does not have a formal easement agreement for his trucks to cross the Monitor Street parking lot. Currently this is permitted by the owners of 811 Monitor Street. Thus the change in ownership and the change in the nature and use of the 811

Monitor Street property has the potential to cut off traffic to Mr. Bruha's business; completely stifling it. Mr. Bruha's only other option would be to load and unload trucks on Monitor Street or on Avon Street and his workers would have to drive fork lifts a significant distance back to his business. This could potentially block traffic in Monitor Street or Avon Street and could potentially pose hazards to pedestrians.

Mr. Bruha asserts that the City is engaging in illegal spot zoning with this action. Rezoning should be consistent with long-term planning and based on considerations that effect the *entire* community. *Bell v. City of Elkhorn*, 364 N.W.2d 144, 148 (1985). Spot zoning should only be conducted when it is the larger public interest. *Cushman v. City of Racine*, 159 N.W.2d 67, 69 (1968). Mr. Bruha believes that this zoning is convenient only to the City of La Crosse and its Council as a short-term patchwork solution to the City's long-standing homelessness situation.

Zoning 811 Monitor Street from Light Industrial to Multiple Dwelling District is arbitrary and unreasonable and does not consider the effects on Mr. Bruha or the surrounding neighborhood. Further, when the City purchases this property and hands it over to a non-profit, it will no longer provide valuable property taxes to the City.

This zoning change will decrease the value of Mr. Bruha's property and potentially make it unsuitable to industrial buyers. The City is not proposing to compensate Mr. Bruha for his lost property value; which Mr. Bruha considers to be a governmental taking without just compensation.

For these reasons and others, Mr. Bruha opposes the ordinance change. Mr. Bruha established this business in La Crosse in 1993 and has been at this location since 1999. Mr. Bruha has been a valuable small business owner to the community and contributes valuable taxes to the community.

Very truly yours,

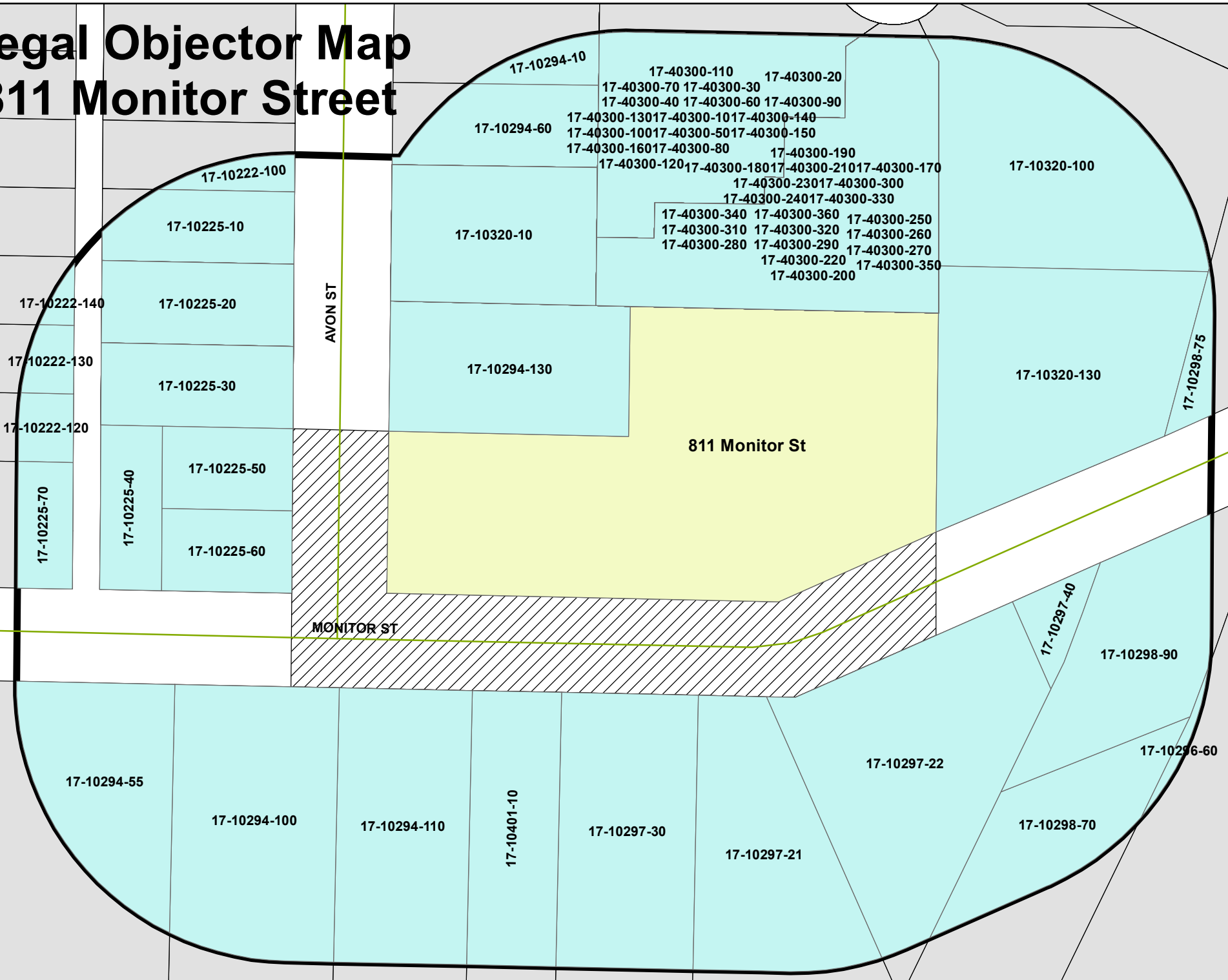
MOEN SHEEHAN MEYER, LTD.



Sarah E. Korte
skorte@msm-law.com
SEK/ms
cc: Client

Legal Objector Map

811 Monitor Street



TaxParcelN	OwnerName	CompleteAd	CompleteSe	City	State	ZipCode	PROPADDCOM	Shape_Area	area_sqft	Objection	Objection sqft
17-10222-100	LEIGHTON A LEE, SANDRA L LEE	213 AVON ST		LA CROSSE	WI	54603-3064	213 AVON ST	6,999.29	1,804.44		
17-10222-120	ALEXANDER P MENDEN	160 CALEDONIA ST		LA CROSSE	WI	54603-3165	160 CALEDONIA ST	6,999.52	1,986.58		
17-10222-130	DANIEL J LONKOSKI	162 CALEDONIA ST		LA CROSSE	WI	54603-3165	162 CALEDONIA ST	6,999.61	1,655.12		
17-10222-140	WAYNE L HENTHORN, CAROL J HENTHORN	204 CALEDONIA ST		LA CROSSE	WI	54603-3057	204 CALEDONIA ST	6,999.63	639.90		
17-10225-10	NRE PROPERTIES LLC	1400 PINE ST		LA CROSSE	WI	54601	205 AVON ST	7,358.81	6,772.01		
17-10225-20	JBS PROPERTY MANAGEMENT LLC	PO BOX 451		ONALASKA	WI	54650-0451	201 AVON ST	8,399.11	8,399.11		
17-10225-30	NATHAN W STERK	31 DANBURY		LADERA RANCH	CA	92694	163 AVON ST	8,399.21	8,399.21		
17-10225-40	DONOVAN L CADOGAN	719 MONITOR ST		LA CROSSE	WI	54603-3138	719 MONITOR ST	5,399.00	5,399.00		
17-10225-50	ERIC R FRETZ	155 AVON ST		LA CROSSE	WI	54603-3124	155 AVON ST	5,699.36	5,699.36		
17-10225-60	TERRY A SCHLINTZ	727 MONITOR ST		LA CROSSE	WI	54603-3138	727 MONITOR ST	5,693.76	5,693.76		
17-10294-10	TAMARA K WOODRUFF	228 AVON ST		LA CROSSE	WI	54603	228 AVON ST	8,999.97	2,188.53		
17-10294-60	BUCHNER PROPERTIES LLC	2704 7TH ST S		LA CROSSE	WI	54601	214 AVON ST	8,999.98	7,469.92		
17-10294-130	DOUGLAS T BRUHA	204 AVON ST		LA CROSSE	WI	54603	204 AVON ST	16,623.75	16,623.75	Y	16,623.75
17-10297-30	MA MANOCK PROPERTIES LLC	816 MONITOR ST		LA CROSSE	WI	54603-3101	816 MONITOR ST	30,000.55	20,000.01		
17-10297-40	CITY OF LACROSSE	400 LA CROSSE ST		LA CROSSE	WI	54601	900 MONITOR ST	2,548.25	2,548.25		
17-10298-70	CITY OF LACROSSE	400 LA CROSSE ST		LA CROSSE	WI	54601	900 MONITOR ST	78,803.77	11,089.79		
17-10298-90	CITY OF LACROSSE	400 LA CROSSE ST		LA CROSSE	WI	54601	900 MONITOR ST	17,941.93	15,558.52		
17-10320-10	JMS PROPERTY MANAGEMENT LLC	3210 STATE RD		LA CROSSE	WI	54601	210 AVON ST	15,013.36	15,013.36		
17-10320-100	STEVEN M NICOLAI	4535 MORMON COULEE RD	STE 5	LA CROSSE	WI	54601	224 LIBERTY ST	37,725.41	25,060.60		
17-10320-130	PROPERTY LOGIC LLC	PO BOX 2132		LA CROSSE	WI	54602-2132	901 MONITOR ST	27,908.06	27,908.06		
17-10401-10	DESMOND INVESTMENTS II LLC	620 CASS ST		LA CROSSE	WI	54601	810 MONITOR ST	19,501.14	13,000.00		
										20,282.14	
17-40300-10	FELICIDAD O YRAY	PO BOX 15		ARCADIA	WI	54612	227 LIBERTY ST UNIT 1	34,703.25	1,267.63		
17-40300-20	FELICIDAD O YRAY	PO BOX 15		ARCADIA	WI	54612	227 LIBERTY ST UNIT 2	34,703.25	1,267.63		
17-40300-30	FELICIDAD O YRAY	PO BOX 15		ARCADIA	WI	54612	227 LIBERTY ST UNIT 3	34,703.25	1,267.63		
17-40300-40	FELICIDAD O YRAY	PO BOX 15		ARCADIA	WI	54612	227 LIBERTY ST UNIT 4	34,703.25	1,267.63		
17-40300-50	JAMES M RUMSEY	2310 SANDSIDE CT		ONALASKA	WI	54650	227 LIBERTY ST UNIT 5	34,703.25	1,267.63		
17-40300-60	JAMES M RUMSEY	2310 SANDSIDE CT		ONALASKA	WI	54650	227 LIBERTY ST UNIT 6	34,703.25	1,267.63		
17-40300-70	JOHNSON REAL ESTATE LLC	2304 13TH ST S		LA CROSSE	WI	54601	227 LIBERTY ST UNIT 7	34,703.25	1,267.63		
17-40300-80	JOHNSON REAL ESTATE LLC	2304 13TH ST S		LA CROSSE	WI	54601	227 LIBERTY ST UNIT 8	34,703.25	1,267.63		
17-40300-90	JOHNSON REAL ESTATE LLC	2304 13TH ST S		LA CROSSE	WI	54601	227 LIBERTY ST UNIT 9	34,703.25	1,267.63		
17-40300-100	JOHNSON REAL ESTATE LLC	2304 13TH ST S		LA CROSSE	WI	54601	227 LIBERTY ST UNIT 10	34,703.25	1,267.63		
17-40300-110	DEBORAH L BARCUS, DAVID M BARCUS	525 MAIN ST		LA CROSSE	WI	54601-4022	227 LIBERTY ST UNIT 11	34,703.25	1,267.63		
17-40300-120	DEBORAH L BARCUS, DAVID M BARCUS	525 MAIN ST		LA CROSSE	WI	54601-4022	227 LIBERTY ST UNIT 12	34,703.25	1,267.63		
17-40300-130	DEBORAH L BARCUS, DAVID M BARCUS	525 MAIN ST		LA CROSSE	WI	54601-4022	227 LIBERTY ST UNIT 13	34,703.25	1,267.63		
17-40300-140	DEBORAH L BARCUS, DAVID M BARCUS	525 MAIN ST		LA CROSSE	WI	54601-4022	227 LIBERTY ST UNIT 14	34,703.25	1,267.63		
17-40300-150	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	131 WEST AVE S		LA CROSSE	WI	54601-4129	227 LIBERTY ST UNIT 15	34,703.25	1,267.63		
17-40300-160	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	131 WEST AVE S		LA CROSSE	WI	54601-4129	227 LIBERTY ST UNIT 16	34,703.25	1,267.63		29,375.76
17-40300-170	DEAN R PIPER, JEAN M PIPER	N3616 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 1	29,796.39	1,468.79		
17-40300-180	DEAN R PIPER, JEAN M PIPER	N3616 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 2	29,796.39	1,468.79		
17-40300-190	DEAN R PIPER, JEAN M PIPER	N3616 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 3	29,796.39	1,468.79		
17-40300-200	DEAN R PIPER, JEAN M PIPER	N3616 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 4	29,796.39	1,468.79		
17-40300-210	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 5	29,796.39	1,468.79		
17-40300-220	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 6	29,796.39	1,468.79		
17-40300-230	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 7	29,796.39	1,468.79		
17-40300-240	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 8	29,796.39	1,468.79		
17-40300-250	APM PROPERTIES LLC	201 MAIN ST	STE 700	LA CROSSE	WI	54601	225 LIBERTY ST UNIT 9	29,796.39	1,468.79		
17-40300-260	APM PROPERTIES LLC	201 MAIN ST	STE 700	LA CROSSE	WI	54601	225 LIBERTY ST UNIT 10	29,796.39	1,468.79		
17-40300-270	DEAN R PIPER, JEAN M PIPER	N3651 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 11	29,796.39	1,468.79		
17-40300-280	DEAN R PIPER, JEAN M PIPER	N3651 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 12	29,796.39	1,468.79		
17-40300-290	DEAN R PIPER, JEAN M PIPER	N3651 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 13	29,796.39	1,468.79		
17-40300-300	DEAN R PIPER, JEAN M PIPER	N3651 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 14	29,796.39	1,468.79		
17-40300-310	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 15	29,796.39	1,468.79		
17-40300-320	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 16	29,796.39	1,468.79		
17-40300-330	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 17	29,796.39	1,468.79		
17-40300-340	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 18	29,796.39	1,468.79		
17-40300-350	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	131 WEST AVE S		LA CROSSE	WI	54601-4129	225 LIBERTY ST UNIT 19	29,796.39	1,468.79		
17-40300-360	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	131 WEST AVE S		LA CROSSE	WI	54601-4129	225 LIBERTY ST UNIT 20	29,796.39	1,468.79		
17-10296-60	MAGNUM COMMUNICATIONS INC	PO BOX 400		PORTAGE	WI	53901-0400	102 LANG DR	599,226.91	572.50		
17-10298-75	TRISTATE AIRGAS INC	PO BOX 94737		CLEVELAND	OH	44101-4737	905 MONITOR ST	40,222.68	1,987.14		
17-10294-110	MONITORBASS LLC	800 MONITOR ST		LA CROSSE	WI	54603-3107	800 MONITOR ST	29,152.63	19,434.81		
17-10294-100	ROBERT W BURG	2535 MADISON PL		LA CROSSE	WI	54601	726 MONITOR ST	29,388.45	23,468.20		
17-10294-55	ROBERT W BURG, BARBARA A BOYD	700 MONITOR ST		LA CROSSE	WI	54603-3106	700 MONITOR ST	70,835.70	14,980.03		
17-10297-21	MA MANOCK PROPERTIES LLC	816 MONITOR ST		LA CROSSE	WI	54603-3101	818 MONITOR ST	32,810.57	18,977.97		
17-10297-22	DONALD L STOECKLY, DIANE STOECKLY	816 MONITOR ST		LA CROSSE	WI	54603-3107	830 MONITOR ST	29,043.24	28,434.12		
17-10225-70	GLEN D KENDHAMMER, DIANE M KENDHAMMER	707 MONITOR ST		LA CROSSE	WI	54603-3138	707 MONITOR ST	12,924.44	3,696.65		
								364,118.62		16,623.75	4.57%

Updated: 9/29/2022

Craig, Sondra

From: Elsen, Nikki
Sent: Tuesday, October 4, 2022 1:36 PM
To: Acklin, Tim; Craig, Sondra
Subject: FW: monitor building
Attachments: 9.28.22 LT to La Crosse City Clerk re Written Objection.pdf; Objection to Amendment of Zoning District Boundaries (City of La Crosse).pdf; semi route.pdf

NIKKI M ELSEN, WCMC

CITY CLERK

CITY OF LA CROSSE (POPULATION 50,869)
400 LA CROSSE ST, LA CROSSE, WI 54601
DIRECT: 608.789.7555 | OFFICE: 608.789.7510
EMAIL: ELSENN@CITYOFLACROSSE.ORG
WEB: WWW.CITYOFLACROSSE.ORG

City Clerk's Office hours: 8:00 a.m. to 4:30 p.m., Monday through Friday
Public Service hours 8:00 a.m. to 4:00 p.m. Monday through Thursday in the City Hall Lobby

From: Doug Bruha <doug@prizmco.com>
Sent: Tuesday, October 4, 2022 12:57 PM
To: Elsen, Nikki <Elsenn@cityoflacrosse.org>
Subject: FW: monitor building

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

Good afternoon

Will you please forward this email to all the council members

Thank you

Douglas Bruha

Prizm Print & Label President / Owner

204 Avon Street
La Crosse, WI 54603
Direct 608-782-4294, ext. 22
Cell: 608-792-1548

Please vote no on the zoning change it will put me on an island and make it hard for me to do business. I can't believe that the zoning next to me is getting changed without any regards to my business that has been in La Crosse since 1993

Doug Bruha

I would attend the meeting, but just tested positive for covid

Good Morning

Attached is the pdf paper work I dropped off. Also a semi route with color. The yellow being the new zoning and the red show that I will be surrounded. The black line indicates where my semi come of monitor to Avon through the parking lot and then bat to monitor street. I have been using this rout for delivery since 1999.

I can see 2 solutions

- 1) don't rezone and find a more suitable building that is al ready set up for apartments.. Maybe a motel?
- 2) purchase my building and move me. Your developer would have the whole corner and would be able to design anything they want. My building would be much easier to make apartments as it has windows on all sides. Could put 8 to 9 apartments in.

Thanks again

Douglas Bruha

Prizm Print & Label President / Owner

204 Avon Street
La Crosse, WI 54603
Direct 608-782-4294, ext. 22
Cell: 608-792-1548

From: Reynolds, Mitch <reynoldsm@cityoflacrosse.org>

Sent: Monday, September 26, 2022 9:27 AM

To: 'Doug Bruha' <doug@prizmco.com>; Kahlow, Chris <kahlowc@cityoflacrosse.org>; Trost, Jennifer <trostj@cityoflacrosse.org>; Gallager, Matthew <gallagerm@cityoflacrosse.org>; Neumeister, Scott <neumeisters@cityoflacrosse.org>

Subject: RE: monitor building

Mr. Bruha,

Thank you for reaching out and expressing your concerns.

I am excited to hear about Prizm Print & Label growth plans. We did not discuss those plans during our recent phone conversation so I look forward to learning more specifics. Fantastic to hear about our local businesses growing.

As I mentioned to you during our conversation, please feel free to call me anytime to discuss these and other issues related to the housing plans for that building space.

Sincerely,

m.

Mitch Reynolds

Mayor
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601
(608) 789-7500
www.cityoflacrosse.org

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From: Doug Bruha <doug@prizmco.com>
Sent: Monday, September 26, 2022 7:18 AM
To: Kahlow, Chris <kahlowc@cityoflacrosse.org>; Trost, Jennifer <trostj@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Neumeister, Scott <neumeisters@cityoflacrosse.org>
Cc: Reynolds, Mitch <reynoldsm@cityoflacrosse.org>
Subject: monitor building

***** CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. *******

Good Morning

I received the paperwork regarding changing the zoning of the Monitor building. As you are aware the city is working on a plan for residential apartments. I spoke with Barb and she told me to reach out to you with my concerns. I do see a problem with my business being the only industrial business in the area. I would be sandwiched between two residential apartment buildings. I do plan to grow and run multiple shifts, and yes we will be making noise potential 24 hrs. a day. I also have semis and fork lifts delivering and unloading. As what happens in a light industrial commercial environment.

If the city does plan to convert the monitor building into apartments. I believe that you need to address my building as well. Move me ? Purchase my building and put it into the monitor plan as you will have the whole block.

I must express strongly again. We must address that I am the only commercial business operating in the area. I'm surrounded by residential buildings. Zoning is design to keep industrial business out of residential areas for multiple of common sense reasons.

Douglas Bruha
Prizm Print & Label President / Owner

204 Avon Street
La Crosse, WI 54603
Direct 608-782-4294, ext. 22
Cell: 608-792-1548

Kara M. Burgos §
Matthew R. Cromheecke*
Jessica T. Kirchner*
Sarah E. Korte*
James Naugler
Joseph J. Skemp, Jr. *
Nathan P. Skemp*
David F. Stickler

Michael E. Ehram, Of Counsel



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Facsimile (608) 782-6611
www.moensheehanmeyer.com

* also licensed in Minnesota
§ Court Commissioner

Attorneys & Counselors Since 1853
"Trust us to be there for you."

September 28, 2022

La Crosse City Clerk
400 La Crosse Street
La Crosse, WI 54601

**Re: Written Objection to Ordinance Change
811 Monitor Street**

Dear Clerk & Members of the Common Council:

This firm represents Douglas Bruha, president and owner of Prizm Print & Label. Mr. Bruha submits this letter and the accompanying Objection to Amendment of Zoning District Boundaries form as his formal written objection to the proposed ordinance change which will change the zoning of 811 Monitor Street from "Light Industrial" to "Multiple Dwelling District."

Mr. Bruha's business and property is located at 204 Avon Street. This is directly adjacent to 811 Monitor Street. When viewing La Crosse County zoning maps, it is clear to the viewer that Mr. Bruha's property begins the demarcation between a residential area and an industrial area.

Mr. Bruha operates an industrial business. There is a reason that La Crosse City's zoning keeps industrial activities separate from residential areas. He is running heavy machinery, which produces noise. He has semi-trucks coming and going from his property. He has fork lifts unloading and loading materials. Again, this traffic creates noise and has the potential to pose a safety hazard to inattentive pedestrians. He intends to expand his business and add additional shifts. This will mean that his business will be creating noise and traffic at all hours.

Currently, Mr. Bruha's trucks exit and enter through the 811 Monitor Street property and parking lot. Trucks enter from Avon Street and exit through 811 Monitor Street's parking lot to Monitor Street. Mr. Bruha holds a partial easement to give him access from Avon Street, however, he does not have a formal easement agreement for his trucks to cross the Monitor Street parking lot. Currently this is permitted by the owners of 811 Monitor Street. Thus the change in ownership and the change in the nature and use of the 811

Monitor Street property has the potential to cut off traffic to Mr. Bruha's business; completely stifling it. Mr. Bruha's only other option would be to load and unload trucks on Monitor Street or on Avon Street and his workers would have to drive fork lifts a significant distance back to his business. This could potentially block traffic in Monitor Street or Avon Street and could potentially pose hazards to pedestrians.

Mr. Bruha asserts that the City is engaging in illegal spot zoning with this action. Rezoning should be consistent with long-term planning and based on considerations that effect the *entire* community. *Bell v. City of Elkhorn*, 364 N.W.2d 144, 148 (1985). Spot zoning should only be conducted when it is the larger public interest. *Cushman v. City of Racine*, 159 N.W.2d 67, 69 (1968). Mr. Bruha believes that this zoning is convenient only to the City of La Crosse and its Council as a short-term patchwork solution to the City's long-standing homelessness situation.

Zoning 811 Monitor Street from Light Industrial to Multiple Dwelling District is arbitrary and unreasonable and does not consider the effects on Mr. Bruha or the surrounding neighborhood. Further, when the City purchases this property and hands it over to a non-profit, it will no longer provide valuable property taxes to the City.

This zoning change will decrease the value of Mr. Bruha's property and potentially make it unsuitable to industrial buyers. The City is not proposing to compensate Mr. Bruha for his lost property value; which Mr. Bruha considers to be a governmental taking without just compensation.

For these reasons and others, Mr. Bruha opposes the ordinance change. Mr. Bruha established this business in La Crosse in 1993 and has been at this location since 1999. Mr. Bruha has been a valuable small business owner to the community and contributes valuable taxes to the community.

Very truly yours,

MOEN SHEEHAN MEYER, LTD.



Sarah E. Korte
skorte@msm-law.com

SEK/ms

cc: Client

**NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Multiple Dwelling District allowing for the creation of affordable housing units at 811 Monitor St.

Property is presently used for: office space

Property is proposed to be used as: housing

Rezoning is necessary: because the city needs more housing units (this property could become 20-30 affordable housing units)

Tax Parcel 17-10294-120

PRT GOVERNMENT LOTS 4 & 5 COM SW COR SEC 29 N52D34M16SE 1412.59FT TO INTER E RW AVON ST & N RW MONITOR ST & POB ALG E RW N1D53M0SW 118FT N88D39M3SE 175FT N1D53M0SW 95FT TO S LN LOT 3 ROBERT & GRAYS ADDN N88D39M3SE 225.09FT TO SE COR LOT 3 S1D46M26SE 159.75FT TO SW COR LOT 5 ROBERT & GRAYS ADDN & N RW LN MONITOR ST ALG N RW LN S63D36M30SW 125.52FT S88D37M41SW 285.66 FT TO POB T/W ESMT IN V1381 P734

The City Plan Commission will meet to consider such application on **Monday, October 3, 2022 at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, October 4, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council on Thursday, October 13, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 22-1160).

Dated this 8th day of September, 2022.

Nikki M. Elsen, City Clerk
City of La Crosse

You are receiving notice because you have the following property located within 200 feet of the subject address above.

17-40300-250 – 225 LIBERTY ST
APM PROPERTIES LLC





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1183

Agenda Date: 10/4/2022

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

ORDINANCE NO.: _____

AN ORDINANCE to amend Section 6-1, amend Subsection 6-104(2), amend Subsections 6-104(8) and (9), and renumbering existing Subsection 6-104(9) to Subsections 6-104(10) of the Code of Ordinances of the City of La Crosse regarding pet shops.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Section 6-1 is hereby amended to add the following descriptions and to amend the definition of "Pet Shop" as follows:

Animal rescue organization means any not-for-profit organization that has tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code, whose mission and practice is, in whole or significant part, the rescue and placement of animals in permanent homes. This term does not include an entity that is a breeder or broker or one that obtains animals from a breeder or broker for profit or compensation.

Breeder means a person that maintains a dog or cat for the purpose of breeding and selling their offspring.

Broker means a person that transfers a dog or cat from a breeder for resale by another person.

Pet shop means a retail establishment where companion animals are sold, exchanged, bartered or offered for sale to the general public. Such definition shall not include an animal shelter, humane society, or animal rescue organization. ~~any person, partnership or corporation, whether operated separately or in connection with another business enterprise, except for a licensed kennel or cattery that buys, sells, or boards any species of animals.~~

SECTION II: Section 6-104(2) is hereby amended to read as follows:

(2) Keep accurate records of each ~~dog, cat~~ bird or nonhuman primate sale for a minimum period of 12 months after date of sale or transfer of animal, and shall include the source of animal, date of sale, description, approximate age and sex of animal sold, and the name and address of purchaser, records of sales of small mammals and fish are not required.

SECTION III: Section 6-104(8) and (9) are hereby amended to read as follows:

(8) Restrictions on the sale of animals. No pet shop shall sell, deliver, offer for sale, barter, auction, give away or otherwise transfer or dispose of cats or dogs. Nothing in this section shall be construed to prohibit a pet shop from providing space to an animal rescue organization, animal shelter, or humane society, whether such entity is located in or outside the State of Wisconsin, to showcase adoptable animals to the public; provided that the pet shop has no ownership interest in the animals offered for adoption and shall not receive a fee for providing space for the adoption of any of these animals. Dogs may not be kept overnight.

~~(8)~~(9) Written statement required for purchase. The permit holder shall furnish the purchaser a written statement at the time of sale. The statement shall show:

- a. Date of sale;
- b. Name, address and telephone number of both permit holder and purchaser;
- c. ~~Breed,~~ Description and approximate age of ~~dog, cat or~~ nonhuman primate;
- d. Prophylactic medication and immunizations and dates administered;
- e. Internal parasite medication(s) and date(s) administered; and
- f. Guarantee, if offered. If none, so state.

SECTION IV: Section 6-104(9) is hereby renumbered to 6-104(10)

SECTION V: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION VI: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

Elsen, Nikki

From: Woodard, Chris
Sent: Wednesday, September 28, 2022 10:23 PM
To: Richmond, Andrea
Cc: Elsen, Nikki
Subject: 22-1183

Good evening all,

First I would like to say I will not be able to attend the October 4, 2022 J&A, but would like to offer support for my legislation- 22-1183. see letter below

We have modified the code of ordinance to align with best practices of animal care organizations. Its time we speak up for our furry friends, right now a large majority of kittens and puppies sold in pet stores come from breeding facilities that don't have the health and welfare of animals at the forefront of their operations. One way we can counteract this is with the resolution presented.

Not only do we have thoughts about animal welfare in mind but also have to keep in mind the people who might be uniformed about buying pets from these establishments. La Crosse will join many other municipalities in enacting such ordinances and I hope you support such ordinance changes.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1206

Agenda Date: 10/4/2022

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Application

Agenda Number:

TO THE JUDICIARY AND ADMINISTRATION COMMITTEE:

Following is a list of various licenses to be considered by your committee on October 4, 2022.

ALCOHOL

October 13, 2022 through June 30, 2023

Combination “Class B” Beer and Liquor

Householder Taverns LLC dba Bennett O’Riley’s South La Crosse
Agent: Daron Householder, 1814 Pinecrest Ave, Holmen

Class “B” Beer & “Class C” Wine

Jadeboy, LLC dba The Damn Tasty
Agent: Nicole Elliott, 411 East Martin Ln, Holmen

BEER GARDEN

October 13, 2022 through June 30, 2023

New Beer Garden

Jadeboy, LLC dba The Damn Tasty– 1217 Caledonia St, La Crosse

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: 10/13/2022 ending: 06/30/2023
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: Town of } La Crosse
 Village of }
 City of }

County of La Crosse Aldermanic Dist. No. _____
 (if required by ordinance)

Check one: Individual Limited Liability Company
 Partnership Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number	
FEIN Number	
TYPE OF LICENSE REQUESTED	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$ <u>50</u>
<input type="checkbox"/> Class C wine	\$
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input checked="" type="checkbox"/> Class B liquor	\$ <u>250</u>
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$ <u>20.00</u>
TOTAL FEE	\$

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)
Householder Taverns LLC DBA Bennett O'Riley's South La Crosse

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Householder</u>	<u>Daron</u>	<u>Truman</u>	<u>1814 Pinecrest Ave Holmen WI 54636</u>
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Householder</u>	<u>Daron</u>	<u>Truman</u>	<u>1814 Pinecrest Ave Holmen WI 54636</u>
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

1. Trade Name Bennett O'Riley's South La Crosse Business Phone Number 608-484-0246
 2. Address of Premises 4329 Mormon Cate Rd Post Office & Zip Code La Crosse 54601

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)
Main Bar Area | Event Space | Kitchen
Basement

4. Legal description (omit if street address is given above): _____
 5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No
 (b) If yes, under what name was license issued? Not 100% Mirage left
when

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** Yes No

7. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No
If yes, explain.

8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** Yes No

9. (a) **Corporate/limited liability company applicants only:** Insert state Wi and date _____ of registration.

(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** Yes No

(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? Yes No
If yes, explain.

I also own Bennett O'Riley's Downtown

10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] Yes No

11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] Yes No

12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <u>Householder Daron J</u>	Title/Member <u>Owner</u>	Date <u>8-30-22</u>
Signature <u>Daron Householder</u>	Phone Number <u>608 484 0246</u>	Email Address <u>BennettORiley@gmail.com</u>

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village City of La Crosse County of La Crosse

The undersigned duly authorized officer/member/manager of Householder Taverns LLC
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as Bennett O'Riley's South LaCrosse
(Trade Name)

located at 4329 Morman Coulee Rd

appoints Daron Householder
(Name of Appointed Agent)

1814 Pinecrest Ave Holman WI 54636
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).
Bennett O'Riley's LLC

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 35 yrs

Place of residence last year 913 Tyler St LaCrosse WI 54601

For: Householder Taverns LLC
(Name of Corporation / Organization / Limited Liability Company)

By: [Signature]
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Daron Householder, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

[Signature] 8-31-22
(Signature of Agent) (Date)

Agent's age 35

1814 Pinecrest Ave Holman WI 54636
(Home Address of Agent)

Date of birth [REDACTED]

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: 10-14-2020 ending: 06-30-2023
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: Town of }
 Village of }
 City of }

County of LaCrosse, WI Aldermanic Dist. No. _____
 (if required by ordinance)

Check one: Individual Limited Liability Company
 Partnership Corporation/Nonprofit Organization

Applicant's Wisconsin Seller's Permit Number <u>454-5001055516-03</u>	
FEIN Number <u>81-5477641</u>	
TYPE OF LICENSE REQUESTED	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$ <u>50.00</u>
<input checked="" type="checkbox"/> Class C wine	\$ <u>100.00</u>
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$ <u>40.00</u>
TOTAL FEE	\$ <u>190.00</u>

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)
Jadebay, LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Elliott</u>	<u>Nicole</u>	<u>Rai</u>	<u>411 East Martin Ln, Holmen, WI 54636</u>
Vice President / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Elliott</u>	<u>James</u>	<u>Michael</u>	<u>411 East Martin Ln, Holmen, WI 54636</u>
Secretary / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Treasurer / Member Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
Agent Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)
<u>Elliott</u>	<u>Nicole</u>	<u>Rai</u>	<u>411 East Martin Ln, Holmen, WI</u>
Directors / Managers Last Name	(First)	(Middle Name)	Home Address (Street, City or Post Office, & Zip Code)

1. Trade Name The Damn Tasty Business Phone Number 608-406-7970
 2. Address of Premises 1217 Caledonia St. Suite B Post Office & Zip Code LaCrosse, WI 54603

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)
The restaurant is a 1500 sq. ft premise. The alcohol will be stored under the service counter, in commercial refrigerators and in dry storage. It will be served at the counter, as well as tables in the cafe as well as outdoor tables on premise.

4. Legal description (omit if street address is given above): _____
 5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No
 (b) If yes, under what name was license issued? Uptown Cafe

6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** Yes No
a ~~server~~ bartender's license will be to be obtained
7. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No
If yes, explain.
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** Yes No
9. (a) **Corporate/limited liability company applicants only:** Insert state WI and date 1-2015 of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** Yes No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? **If yes, explain.** Yes No
If separate ~~license~~ license is needed for outdoor beer garden
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] Yes No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] Yes No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

Contact Person's Name (Last, First, M.I.) <i>Elliott, Nicole, R</i>	Title/Member <i>Owner/Manager</i>	Date <i>4-15-2022</i>
Signature <i>Nicole Elliott</i>	Phone Number <i>608-406-7920</i>	Email Address <i>tnedamntasty@aol.com</i>

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk	Date reported to council / board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: Town Village City of LaCrosse County of LaCrosse

The undersigned duly authorized officer/member/manager of Nicole Elliott
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as The Damn Tasty
(Trade Name)

located at 1217 Caledonia St. Suite B LaCrosse, WI 54603

appoints Nicole Elliott
(Name of Appointed Agent)
411 East Martin Ln Holmen, WI 54626
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? Yes No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 42 years

Place of residence last year W6795 Western Dr. Onalesco, WI 54650

For: Jade Day LLC
(Name of Corporation / Organization / Limited Liability Company)

By: Nicole Elliott
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

ACCEPTANCE BY AGENT

I, Nicole Elliott, hereby accept this appointment as agent for the
(Print / Type Agent's Name)

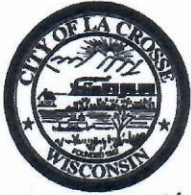
corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Nicole Elliott 9.16.22 Agent's age 42
(Signature of Agent) (Date)
411 East Martin Ln Holmen, WI 54626 Date of birth [REDACTED]
(Home Address of Agent)

APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on _____ by _____ Title _____
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)



City of La Crosse, Wisconsin

APPLICATION FOR BEER GARDEN LICENSE

Check One: New Renewal For the license period _____ to _____ Fee: \$ 100.00

License Class: (Check One) Class "A" Class "B" Class "C" Class "D" (ZONING RESTRICTION)

BUSINESS INFORMATION			
Legal/Real Name: <u>Jadebay LLC</u>			
Address of Above: Street <u>411 East Martin Ln</u>	City <u>Holmen</u>	State <u>WI</u>	Zip Code <u>54636</u>
PREMISES INFORMATION			
Trade Name of Business: <u>The Damn Tasty</u>			
Address of premises to be Licensed: <u>1217 Caledonia St. Suite B, La Crosse, WI 54603</u>			
BEER GARDEN INFORMATION			
Description of proposed beer garden: (MUST BE SPECIFIC: square feet, physical location, material made out of, etc.) <u>36' Long x 24' wide. Rear of building, blacktop floor, brick wall, vinyl siding wall, Steel fence.</u>			
AGENT INFORMATION			
Agent Name: First <u>Nicole</u>	Middle <u>Rai</u>	Last <u>Elliott</u>	
Agent Home Address: Street <u>411 East Martin Ln.</u>	City <u>Holmen</u>	State <u>WI</u>	Zip Code <u>54636</u>
Home Phone Number: <u>608-406-7970</u>	Daytime Phone Number: <u>608-406-7970</u>		
Was the above person listed as agent on last year's application? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>			

The above hereby makes application for a license to operate a Beer Garden at the above address within the City of La Crosse pursuant to provisions of Sec. 10-47 of the Code of Ordinances for the City of La Crosse.

[Signature]

Signature of Applicant

Date

A PLAN MUST ACCOMPANY THIS APPLICATION

OFFICE USE ONLY			
For original application: Attach a list of all property owners within 200 feet of the proposed licensed premises.			
Signature:	Date:	Granted:	License #:

california st. ↑

restaurant

door

Mech. area

covered Stair well

24'

36'

Black Top

3ft Fence

Alley

The Damn Tasty
Nicole Elliott