

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

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

Owner of site (name and address):

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

Address of subject premises:

2415 STATE ROAD

Tax Parcel No.: 17-50298-32

Legal Description: Please see attached Certified Survey Map.

PDD/TND: General Specific General & Specific

Zoning District Classification: C1-Local Business

Proposed Zoning Classification: Planned Development District (PDD)

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

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

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes No

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

Property is Presently Used For:
Vacant K-Mart building

Property is Proposed to be Used For:
Mixed use redevelopment

Proposed Rezoning is Necessary Because (Detailed Answer):

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

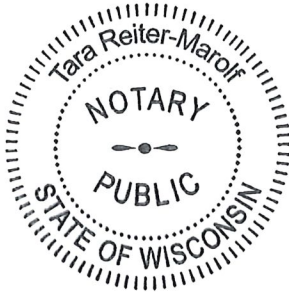
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

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

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

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 3rd day of March, 2022.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



[Handwritten Signature]

(signature)

608.779.2702
(telephone)

March 3, 2022
(date)

kstoat@festfoods.com
(email)

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

Personally appeared before me this 3rd day of March, 2022, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Tara Reiter-Marolf
Notary Public
My Commission Expires: 11/6/22

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

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

Review was made on the _____ day of _____, 20____.

Signed: _____
Director of Planning & Development

AFFIDAVIT


STATE OF)
) ss
COUNTY OF)

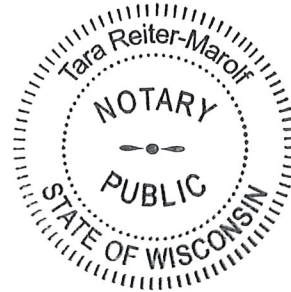
The undersigned, MKB Copper Rocks - Kirk Stoa, being duly sworn states:

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


Property Owner

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


Notary Public
My Commission expires 11/6/22



- (2) The Petition: Following the pre-petition conference, the owner or his agent may file a petition with the Office of the City Clerk for an amendment to the City's Master Zoning Map requesting designation as a Planned Development District. The procedure for rezoning to a planned development district shall be as required for any other change in zoning district boundaries, except that in addition thereto, the rezoning may only be considered in conjunction with a comprehensive development plan and shall be subject to the following additional requirements. The comprehensive development plan may be in the form of a general development plan in order to receive concept approval therefore requiring a two-step process or in the form of a combined general and specific comprehensive development plan in order to receive final approval in a simultaneous, single step approval process. Such petition shall be accompanied by a permit fee of \$500.00, as well as ten (10) copies of the following information:

a. General Development Plan. A General Development Plan encompassing all of the property which the developer owns or controls which includes a statement which sets forth the relationship of the proposed Planned Development District to the City's adopted General Plan for the La Crosse Area or any adopted component thereof and the general character of and the uses to be included in the proposed Planned Development District, including the following information:

1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.
2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.
3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.
4. Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.
5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.
6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.
7. A legal description of the boundaries of lands included in the proposed Planned Development District.
8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.
9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways.
10. Characteristics of soils related to contemplated specific uses.
11. Existing topography on site with contours at no greater than two (2) foot intervals City Datum where available.
12. General landscaping treatment.