

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):

Raymond Leo Cardinal Burke
Shrine of Our Lady of Guadalupe, 5250 Justin Road, La Crosse, WI 54601

Owner of site (name and address):

Shrine of Our Lady of Guadalupe of the Diocese of La Crosse Inc
5250 Justin Road, La Crosse, WI 54601

Address of subject premises:

5250 Justin Road, La Crosse, WI 54601

Tax Parcel No.:

17-50365-100, 17-50365-102, 11-2003-0 (Shelby)

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

See enclosure.

PDD/TND:

___ General Specific ___ General & Specific

Zoning District Classification:

PD - Specific

Proposed Zoning Classification:

PD - Specific

Is the property located in a floodway/floodplain zoning district?

___ Yes No

Is the property/structure listed on the local register of historic places?

___ Yes No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?

Yes ___ No

Is the consistent with the policies of the Comprehensive Plan?

Yes ___ No

Property is Presently Used For:

Pilgrim Center (office, mercantile, banquet & kitchen, garage), Shrine Church (A-3 assembly worship), Priory (R-3 congregate living facility), Maintenance building and devotional shrine buildings.

Property is Proposed to be Used For:

The existing uses plus a new Pilgrim House (R-1 transient residential and R-3 congregate living facility)

Proposed Rezoning is Necessary Because (Detailed Answer):

An update to an existing PD district. The new construction straddles a parcel formerly in the town of Shelby annexed into the City of La Crosse.

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

Visiting pilgrims will continue to utilize the 1/2 mile walking path to arrive at the hillside Shrine Church and the new Pilgrim House. Driveway road improvements and a security gate near the Church are planned for catering vehicles and trash pickup.

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

The property already receives over 100,000 visitors year-round who make a pilgrimage to Our Lady of Guadalupe and who make a positive economic impact for the City of La Crosse.

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 25th day of August, 2005.

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.

Raymond La Burke
(signature)
877-799-4059 9/10/2024
(telephone) (date)
rlburke@rlb.us.com
(email)

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)(a)(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 3rd day of October, 2024

Signed: Andrea Trane
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF LaCrosse) ss

The undersigned, Laurel C. Antonie Raymond L. Burke, being duly sworn states:

1. That the undersigned is an adult resident of the City of LACROSSE, State of WISCONSIN.
2. That the undersigned is (one of the) legal owner(s) of the property located at 5250 Justin Road, LACROSSE, WI 54601
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Raymond Leo Burke
Property Owner

Subscribed and sworn to before me this 10 day of September 2024

Laurel C. Antonie
Notary Public
My Commission expires 04/13/2026



First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: NCS-1033134-MAD

File No.: NCS-1033134-MAD

PARCEL A

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/SW), AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/NW), AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/NE), AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/NE), ALL PART OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 7 WEST, TOWN OF SHELBY, NOW CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 26, THENCE ALONG THE NORTH LINE OF SAID NW/NE S88°12'05"E 331.01 FEET TO THE EAST LINE OF THE WEST 10 ACRES OF SAID NW/NE; THENCE ALONG SAID EAST LINE S02°03'21"W 1315.43 FEET TO THE SOUTH LINE OF SAID NW/NE; THENCE ALONG SAID SOUTH LINE S88°24'01"E 626.85 FEET TO THE WEST LINE OF THE EAST 11 ACRES OF SAID SW/NE; THENCE ALONG SAID WEST LINE S02°01'45"W 1172.20 FEET TO THE CENTERLINE OF COUNTY TRUNK HIGHWAY "MM"; THENCE ALONG SAID CENTERLINE S50°48'56"W 216.79 FEET TO THE SOUTH LINE OF SAID SW/NE; THENCE ALONG SAID LINE AND ALSO ALONG THE SOUTH LINE OF SAID SE/NW N88°35'56"W 1018.80 FEET; THENCE N49°02'24"W 571.17; THENCE N67°21'44"W 618.86; THENCE N71°11'51"E 661.00; THENCE N88°25'53"E 589.60; THENCE N02°03'21"E 292.59; THENCE N51°15'47"W 541.38; THENCE N27°28'48"W 273.92; THENCE N21°18'50"E 327.61 TO THE BEGINNING OF A MEANDER LINE ALONG MORMON CREEK; THENCE THE NEXT THREE CALLS ALONG SAID MEANDER LINE 1) N74°09'57"E 552.66 FEET; 2) N27°27'16"W 277.36 FEET; 3) N62°27'08"W 486.96 FEET TO THE NORTH LINE OF SAID NE/NW; THENCE ALONG SAID NORTH LINE S88°12'09"E 305.00 FEET TO THE WEST LINE OF A PARCEL DESCRIBED IN VOLUME 558, PAGE 374; THENCE ALONG SAID WEST LINE S34°54'25"E 411.61 FEET TO THE EAST LINE OF SAID NE/NW, AND THE SOUTHERLY POINT OF SAID 558/374; THENCE ALONG SAID EAST LINE, N02°03'21"E 330.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL INCLUDES ALL THAT LAND LYING BETWEEN MORMON CREEK AND THE ABOVE DESCRIBED MEANDER LINE. EXCEPT LANDS SOLD, TAKEN OR USED FOR HIGHWAY OR ROADWAY PURPOSES.

AND

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/NW), SECTION 26, TOWNSHIP 15 NORTH, RANGE 7 WEST, AND ALSO PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/SW), AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/SE), AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/SE) OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 7 WEST, ALL LOCATED IN THE TOWN OF SHELBY, NOW CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE ALONG THE EAST LINE OF SAID NE/NW, S01°51'01"W 330.00 FEET; THENCE N35°06'45"W 411.61 FEET TO THE NORTH LINE OF SAID NE/NW; THENCE N40°38'51"E 582.72 FEET; THENCE S89°09'17"E 209.98 FEET; THENCE N00°01'17"W 134.69 FEET; THENCE N05°11'52"W 469.34 FEET TO THE BEGINNING OF A 600.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST; THENCE 332.56 FEET ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS N10°40'50.5"E 328.32 FEET TO THE END OF SAID CURVE; THENCE N26°33'33"E 103.23 FEET; THENCE N17°38'18"E 140.11 FEET TO THE ARC OF A 439 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, ON THE SOUTH RIGHT OF WAY LINE OF JUSTIN ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, 66.35 FEET ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S77°42'23.5"E 66.29 FEET; THENCE S17°38'18"W 151.44 FEET; THENCE S26°33'33"W 108.38 FEET TO THE BEGINNING OF A 534.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE 295.98 FEET ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S10°40'50.5"W 292.20 FEET TO THE END OF SAID CURVE; THENCE S05°11'52"E 472.32 FEET; THENCE S00°01'17"E 138.67 FEET; THENCE S89°09'17"E 216.39 FEET; THENCE S00°12'20"E 180.00 FEET; THENCE S47°21'47"W 400.00 FEET TO THE SOUTH LINE OF SAID SW/SE; THENCE ALONG SAID SOUTH LINE

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N88°24'26"W 331.01 FEET TO THE POINT OF BEGINNING.

AND

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/SE), AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/SE) OF SECTION 23, T15N, R7W, IN THE TOWN OF SHELBY, NOW CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE N14°13'31"E 1328.59 FEET TO THE ARC OF A 600 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, ON THE WEST LINE OF THE PARCEL CONVEYED IN [VOLUME 1360, PAGE 872](#), AND THE POINT OF BEGINNING; THENCE N18°00'32"E 331.40 FEET TO THE ARC OF A 439 FOOT RADIUS CURVE ON THE SOUTH RIGHT OF WAY LINE OF JUSTIN ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, 21.11 FEET ALONG SAID CURVE, TO THE WEST LINE OF SAID [1360/872](#) PARCEL, THE CHORD OF WHICH BEARS, S71°59'56"E, 21.11 FEET; THENCE THE NEXT THREE CALLS ALONG SAID WEST LINE: 1) S17°13'18"W 140.11 FEET; 2) S26°33'33"W 103.23 FEET TO THE BEGINNING OF SAID 600 FOOT RADIUS CURVE; 3) 89.54 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS S22°17'03"W 89.45 FEET TO THE POINT OF BEGINNING.

EXCEPT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/SE), AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/SE), OF SECTION 23, T15N, R7W, IN THE TOWN OF SHELBY, NOW CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE N17°04'20"W 1325.87 FEET TO THE ARC OF A 534 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, ON THE EAST LINE OF THE PARCEL CONVEYED IN [VOLUME 1360, PAGE 872](#), AND THE POINT OF BEGINNING, THENCE N18°00'32"E 334.80 FEET TO THE ARC OF A 439 FOOT RADIUS CURVE ON THE SOUTH RIGHT OF WAY LINE OF JUSTIN ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, 21.31 FEET ALONG SAID CURVE, TO THE EAST LINE OF SAID [1360/872](#) PARCEL, THE CHORD OF WHICH BEARS, S80°38'44"E, 21.31 FEET; THENCE THE NEXT THREE CALLS ALONG SAID EAST LINE: 1) S17°38'18"W 151.44 FEET; 2) S26°33'33"W 108.38 FEET TO THE BEGINNING OF SAID 534 FOOT RADIUS CURVE; 3) 79.69 FEET ALONG SAID CURVE, THE CHORD OF WHICH BEARS S22°17'03"W 79.62 FEET TO THE POINT OF BEGINNING.

PARCEL B

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/NW), AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/NW), OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 7 WEST, TOWN OF SHELBY, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/NW; THENCE ALONG THE SOUTH LINE THEREOF, N88°35'56"W 223.39 FEET TO THE WEST LINE OF THE PARCEL CONVEYED IN [VOLUME 1358, PAGE 875](#) (DOC # 1243459); THENCE THE NEXT 8 CALLS ALONG SAID WEST LINE: 1) N49°02'24"W 571.17 FEET; 2) N67°21'44"W 618.86 FEET; 3) N71°11'51"E 661.00 FEET; 4) N88°25'53"E 589.60 FEET; 5) N02°03'21"E 292.59 FEET; 6) N51°15'47"W 541.38 FEET; 7) N27°28'48"W 273.92 FEET; 8) N21°18'50"E 327.61 FEET TO A MEANDER LINE ALONG MORMON CREEK; HENCE ALONG SAID MEANDER LINE, S74°09'57"W 149.29 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN VOLUME 1086, PAGE 978; THENCE ALONG SAID WEST LINE, S21°18'50"W 329.57 FEET TO THE CENTERLINE OF COUNTY TRUNK HIGHWAY "MM"; THENCE ALONG SAID CENTERLINE TO THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SE/NW AND THE CENTERLINE OF SAID C.T.H. "MM"; SAID POINT OF INTERSECTION BEARS S32°59'00"W 1104.02 FEET FROM THE PREVIOUS POINT; THENCE ALONG SAID WEST LINE S02°00'59"W 281.05 FEET TO THE INTERSECTION OF SAID WEST LINE AND SAID CENTERLINE; THENCE ALONG SAID CENTERLINE TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SE/NW, AND THE CENTERLINE OF SAID C.T.H. "MM"; SAID POINT OF INTERSECTION BEARS S61°22'36"E 961.67 FEET FROM THE PREVIOUS POINT; THENCE ALONG SAID SOUTH LINE, S88°35'56"E 236.76 FEET TO THE POINT OF BEGINNING. INCLUDING ALL THAT LAND LYING BETWEEN MORMON CREEK AND THE ABOVE DESCRIBED MEANDER LINE, BETWEEN THE PARCEL DESCRIBED IN [VOLUME 1358, PAGE 875](#), AND THE PARCEL DESCRIBED IN VOLUME 1086, PAGE 978.

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