20-0256

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):
STAR Center Sports, Therapeutic and Adaptive Recreation (STAR) Association
P O Box 1024
La Crosse WI 54602-1024

Owner of site (name and address):
Stizo Development LLC
P O Box 609
La Crosse WI 54602-0609

Address of subject premises:
1325 St Andrew Street
La Crosse WI 54603

Tax Parcel No.: 17-10289-40

Legal Description: See General Development Plan for complete legal description.
The legal description is for the entire 10 acres. When the 6.4 acres is parceled off there will be a new legal description

PDD/TND: X General ____ Specific ____ General & Specific

Zoning District Classification: Planned Development-General

Proposed Zoning Classification: Planned Development-General

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

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

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

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

Property is Presently Used For:
Vacant Land

Property is Proposed to be Used For:
Sports, Therapeutic and Adaptive Recreation Center. Community Resource and Community Gathering Place
Parcel off 6.4 acres of the 10 acre site for the development of the STAR Center

Proposed Rezoning is Necessary Because (Detailed Answer):
Parcel off 6.4 acres from the 10 acre site to develop the STAR Center. The current zoning was for the parcel to be used as a mixed-use develop that included residential, retail and office space.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
The project is in keeping with the goals and objectives of the 1999 North Side Neighborhood plan. We have presented the project to the Lower North side community group, and it has been supported as an asset to the community.

CITY OF LA CROSSE, WI
General Billing - 170412 - 2020
008033-0040 Katie Ko... 02/07/2020 03:17PM
200118 - STAR CENTER SPORTS

Payment Amount: 700.00

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

It strengthens neighborhoods and serves populations that may not normally have a voice or the means to advocate their needs. * Please see attached for further details

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 18th day of November, 2014.

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

(signature) Marvin Wanders, Member

608-782-7368 (telephone) 2/7/2020 (date)

marvin@threesixty.bz (email)

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

Personally appeared before me this 7th day of February, 2020, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Lauset Olson
Notary Public
My Commission Expires: 10/27/2021

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 7th day of February, 2020.

Signed: Senior Planner
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Stiro Development LLC by Marvin W. Wanders, Member ~~STAR Center Sports, Therapeutic and Adaptive Recreation (STAR)~~, 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 (one of the) legal owner(s) of the property located at 1325 St Andrew Street.

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 Member

Subscribed and sworn to before me this 7th day of February, 2020

Notary Public
My Commission expires 10/27/2021