

**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): Joseph and Tracy Endrizzi, 236 17<sup>th</sup> Place South, La Crosse, WI 54601

Owner of site (name and address): Joseph and Tracy Endrizzi, AKA JME Products, LLC, 236 17<sup>th</sup> Place South, La Crosse, WI 54601

Address of subject premises: 1514-1516 Market Street, La Crosse, WI 54601

Tax Parcel No.: 17-30172-80

Legal Description: GOULD ADDITION LOT 8 & PRT NE-SE ADJ TO LOT 8 & ALLEY SUBJ TO ESMT IN V536 P772 (attachment 1)

PDD/TND:  General  Specific  General & Specific

Zoning District Classification: Traditional Neighborhood District General

Proposed Zoning Classification: Traditional Neighborhood District Specific

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

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

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

Is the consistent with the policies of the Comprehensive Plan? Yes

**Property is Presently Used For:** An arts and crafts workshop and gift shop.

**Property is Proposed to be Used For:** The current space would continue to operate as is, the added space would house additional workspace for our art business. The space would allow for creating larger scale projects. (Attachments 3).

In order to preserve the intention for future uses of the property, we request approval with the following conditions:

1. Any commercial use stated in Section 115-347(6) of the Municipal Code may be permitted without having to get approval from the Common Council. These uses include:
  - Ice cream and candy/confectionery store.
  - Non-adult-oriented used bookstore.
  - Barber shops and beauty parlors.

- Pet grooming establishment.
- Photography studio.
- Butcher shop.
- Bakery.
- Bike/skate shop.
- Artisan shop.
- Repairing/alterations of clothing apparel shop.
- Restaurants, cafes, coffee house, tea room, or delicatessens, limited to indoor seating for 25 persons and outdoor seating is limited to 12 customers, drive-ins or drive-through facilities are prohibited.
- New/used clothing apparel.
- Shoe Repair.
- Art gallery, framing and stationary stores.
- Florist shop.
- Antique shop.
- Neighborhood grocery store.
- Variety and dry goods store.

**Proposed Rezoning is Necessary Because (Detailed Answer):**

The current structure was built with the intention of being a neighborhood business. It has always housed a business. By rezoning, the building will be more appropriately designated for its intended purpose. In addition, we are requesting to further define future uses for the property in order to preserve the integrity of the neighborhood.

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

The space we are proposing is approximately 1,056 square feet. There is ample property to add the space while still leaving a large amount of green space (attachment 3a). We plan to add paved parking and bike racks (attachments 3b & 4a). We have dense foot traffic from Mayo Clinic employees, University staff and students, other local businesses (Rannisons), and neighborhood inhabitants. A good part of our business comes from foot and bike traffic. Since owning this building, we have found the neighborhood receptive and pleased to have a local family-friendly business in the area.

**Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):** It is currently depicted in the City's Long Range Comprehensive Plan as Traditional Neighborhood Development. Under Confluence, the city's long-range comprehensive plan, the city cites a desire to actively promote and improve the physical appearance of current properties, create and adopt standards to foster flexible subdivision designs such as TND and rural housing clusters, and establish city and neighborhood gateways at key locations using features such as monument signs, public art, distinctive landscaping, and banners.

In Confluence:

“The category of TND includes a variety of housing unit types and densities, along with small-scale retail and service businesses. Some buildings may have both businesses and

housing units. Buildings are set close to the sidewalk with parking is located behind buildings. Streets are narrow and include sidewalks and boulevard trees. Parks and other public spaces are integrated with other land uses. This land use encompasses existing traditional neighborhoods and high-amenity or high-activity locations such as near downtown and major institutions. The density is expected to be greater than 4 housing units per net acre and will include a mix of single and multi-family housing."

Market Street is a highly trafficked corridor consisting of single-family homes, mixed-family homes and rental units; making it an ideal location for TND establishments and in harmony with the city's "mixed-use" goals for the future. We have dense foot traffic from Mayo Clinic employees, University staff and students, other local businesses (Rannisons), and neighborhood inhabitants.

Since owning the Market street property, we have made a concerted effort to visually improve the exterior and interior of the property. We have landscaped and fenced the property, completely tuckpointed the brick exterior, installed a new interior ceiling and painted and improved the façade of the building (attachment 2). We have plans to add a mural to the exterior of the building featuring local flora and fauna. We will continue to be aware of the impact this location has and cognizant of its effects of the area.

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 25<sup>th</sup> day of September, 2015.

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.

Jm Zolner 6, MAY 2020  
(signature)  
608-785-7340 / 608-461-1593  
(telephone) (date)  
Jendrizziecharter.net  
(email)

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

Personally appeared before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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

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

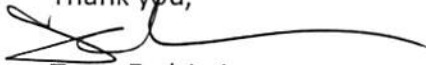
Review was made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Director of Planning & Development

To Whom It may concern,

I was told a notary stamp was not required for this document at this time. If electronic copies are required, I can send information as needed. If there are any concerns I can be contacted anytime.

Thank you,



Tracy Endrizzi  
608-317-1924  
jendrizzi@charter.net



## Specific Comprehensive Development Plan

1. A plat plan including all information required for a preliminary plat and applicable provision of Wis. Stat. ch. 236, together with areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements. For commercial, industrial, public or semi-public, or mixed use developments, a detailed site plan showing the dimensions and locations of all proposed structures, areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements. **See attachments 3 a,b,c and 4 a,b,c.**
2. A legal description of the boundaries of lands included in the proposed Planned Development District. **See attachment 1.**
3. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties. **The property is a single-story commercial building currently housing an art and retail store. The surrounding properties are zoned R-1 and R-2. The area is mostly composed of residential single-family homes, duplex and triplex rental units. There are three other businesses within two blocks of this location. Those businesses are an ice cream/candy store, an art gallery and a union shop. In addition, there is public transportation within one block of this location.**
4. The location of public and private roads, driveways and parking facilities. **See attachment 4 a & b.**
5. The size, arrangement and location of any individual building sites and proposed building groups on each individual lot (not applicable to single-family attached or detached residential projects).
  - **Lot size: approx. .171 Acre/7,500 sq. ft.**
  - **Percent of property used for existing structure: approx. 1,152 sq ft/15%**
  - **Percent of property proposed for added structure: approx. 1,056 sq ft/14%**
  - **Total percent of property that will be used for structures: 29%**
  - **Structures will be utilized for small businesses as outlined by the businesses approved by the conditional use permit guidelines.**
  - **See attached sketches for proposed structures (attachment 3a,b,c).**
6. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks and drainageways. **Not applicable.**
7. The type, size and location of all temporary advertising signs and permanent entrance features or signs. **Not applicable, we already have adequate signage for the space on the current building.**
8. Detailed landscaping plans including plant listings.

- **Rain gardens will be used as appropriate to manage stormwater (per attachments 4 a,b,c ).**
9. Final architectural plans, elevations and drawings and sketches illustrating the design and character of proposed structures (not applicable to single-family attached or detached residential projects). **See attachments 3 a,b,c.**
  10. The existing and proposed location of public sanitary sewer, water supply facilities and stormwater drainage facilities in the form of engineering plans. **See attachments 4 a,b,c.**
  11. The existing and proposed location of all private utilities or other easements. **No new utilities proposed – See attachments 4 a,b,c.**
  12. Characteristics of soils related to contemplated specific uses. **Urban Land, Valley Trains.**
  13. Existing topography on-site with contours at no greater than two-foot intervals City Datum. **See attachment 5.**
  14. Provide for anticipated uses of adjoining lands, whether owned by the developer or not, in regard to roads, surface water drainage, utilities, and compatibility with existing adjacent land uses. **Not applicable.**
  15. If the development is to be staged, a staging plan describing each stage of the development and how it will function by itself and the relationship to other development stages/units within the district or on adjacent property. **There is currently not a plan to stage development on the property. We have a garage listed on the site plan as a future possibility, but do not have an active plan to implement at this time.**
  16. All restrictive covenants. **Not applicable.**
  17. Proposed erosion control plan and final grading plan in conformance with article II of chapter 105. **See attachments 4 a,b,c.**
  18. All conditions agreed to by the applicant which are not included in the written documentation required under subsection (2)c.1 through 12 of this section shall be part of the development plan. **Not applicable.**
  19. *Additional material* . Additional material and information shall be provided for specific types of uses when petitioning for a change in zoning under a general development plan as follows, with the exception that the standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development shall only be required to be submitted as part of a specific comprehensive development plan:

For Planned Development Districts or portions thereof for which a commercial development plan is proposed, the general development plan shall contain at least the following information:

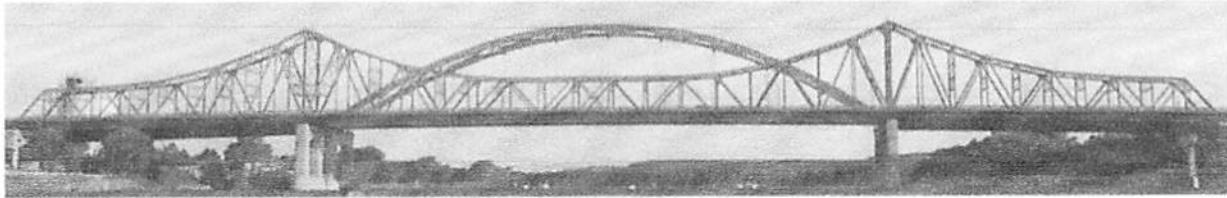
- (i) The approximate retail sales floor area and total area proposed for commercial development.
- **Percent of retail property used for existing structure: approx. 850 sq ft**
- **Percent of potential retail property proposed for added structure: approx. 900 sq ft.**

(ii) The types of uses proposed to be included in the development, which uses shall be consistent with the commercial zoning district.

- **Ice cream and candy/confectionery store.**
- **Non-adult-oriented used bookstore.**
- **Barber shops and beauty parlors.**
- **Pet grooming establishment.**
- **Photography studio.**
- **Butcher shop.**
- **Bakery.**
- **Bike/skate shop.**
- **Artisan shop.**
- **Repairing/alterations of clothing apparel shop.**
- **Restaurants, cafes, coffee house, tea room, or delicatessens, limited to indoor seating for 25 persons and outdoor seating is limited to 12 customers, drive-ins or drive-through facilities are prohibited.**
- **New/used clothing apparel.**
- **Shoe Repair.**
- **Art gallery, framing and stationary stores.**
- **Florist shop.**
- **Antique shop.**
- **Neighborhood grocery store.**
- **Variety and dry goods store.**

(iii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development. **See attachments 3 a,b,c and 4 a,b,c.**





[Parcel Search](#) | [Parcel Search](#)

### 1516 MARKET ST LA CROSSE

Print View

Parcel:	17-30172-80	Internal ID:	32627
Municipality:	City of La Crosse	Record Status:	Current

#### Parcel Information:

Parcel:	17-30172-80
Internal ID:	32627
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	0.171
Township:	15
Range:	07
Section:	05

- [Parcel](#)
- [Taxes](#)
- [Outstanding Taxes](#)
- [Assessments](#)
- [Deeds](#)
- [Permits](#)
- [History](#)

#### Legal Description:

GOULD ADD LOT 8 & PRT NE-SE ADJ TO LOT 8 & ALLEY SUBJ TO ESMT IN V536 P772

#### Property Addresses:

<u>Street Address</u>	<u>City(Postal)</u>
1516 MARKET ST	LA CROSSE
1514 MARKET ST	LA CROSSE

#### Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
JME PRODUCTS LLC	Owner	236 17TH PL S	LA CROSSE	WI	54601

#### Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

#### Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 8
2012 + VOTING WARDS	2012+ Ward 18
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	SERVICES

#### Lottery Tax Information ⓘ

Lottery Credits Claimed:	0
Lottery Credit Application Date:	

ATTACHMENT 1

## ATTACHMENT 2



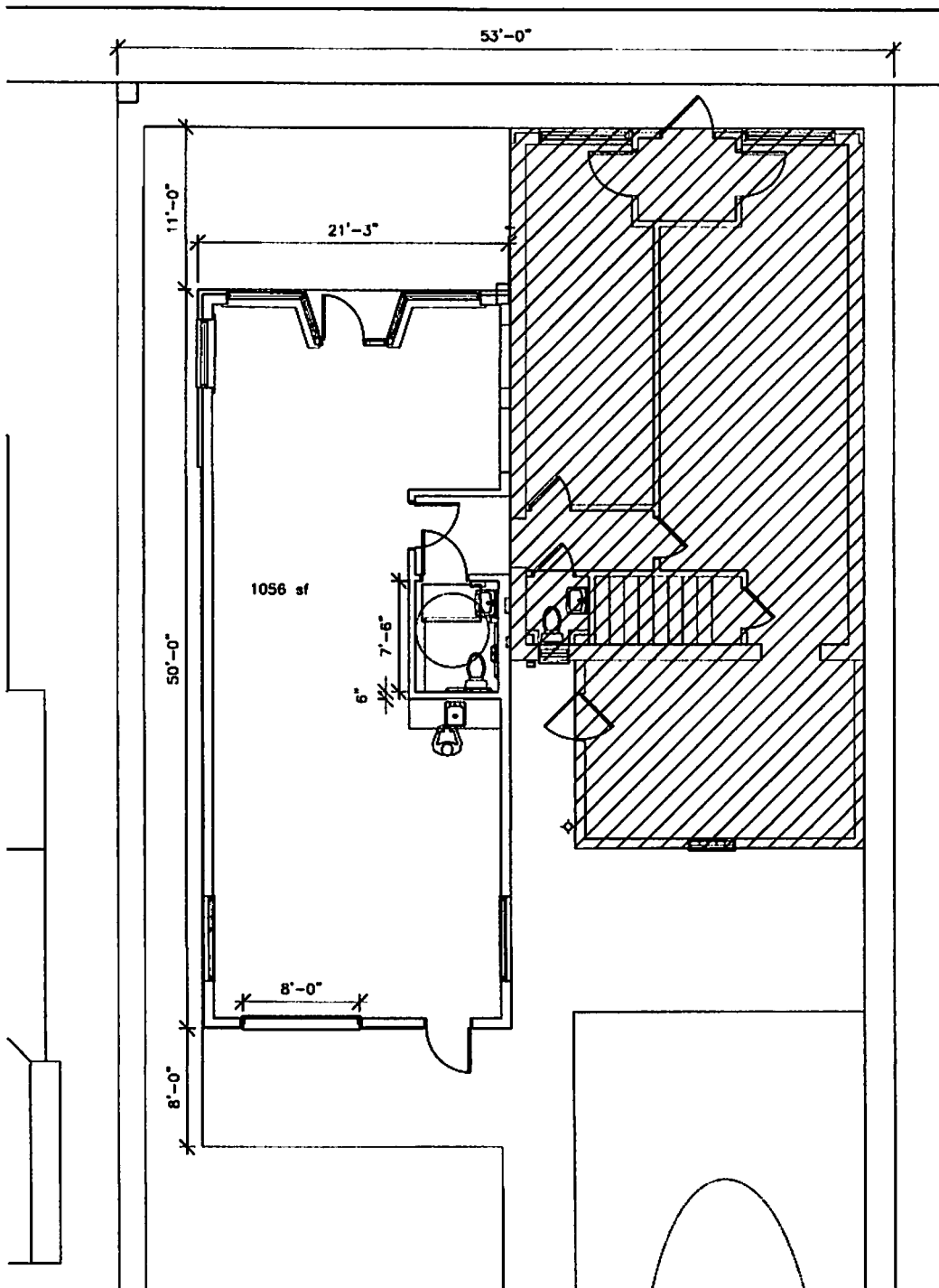
Building exterior when purchased.



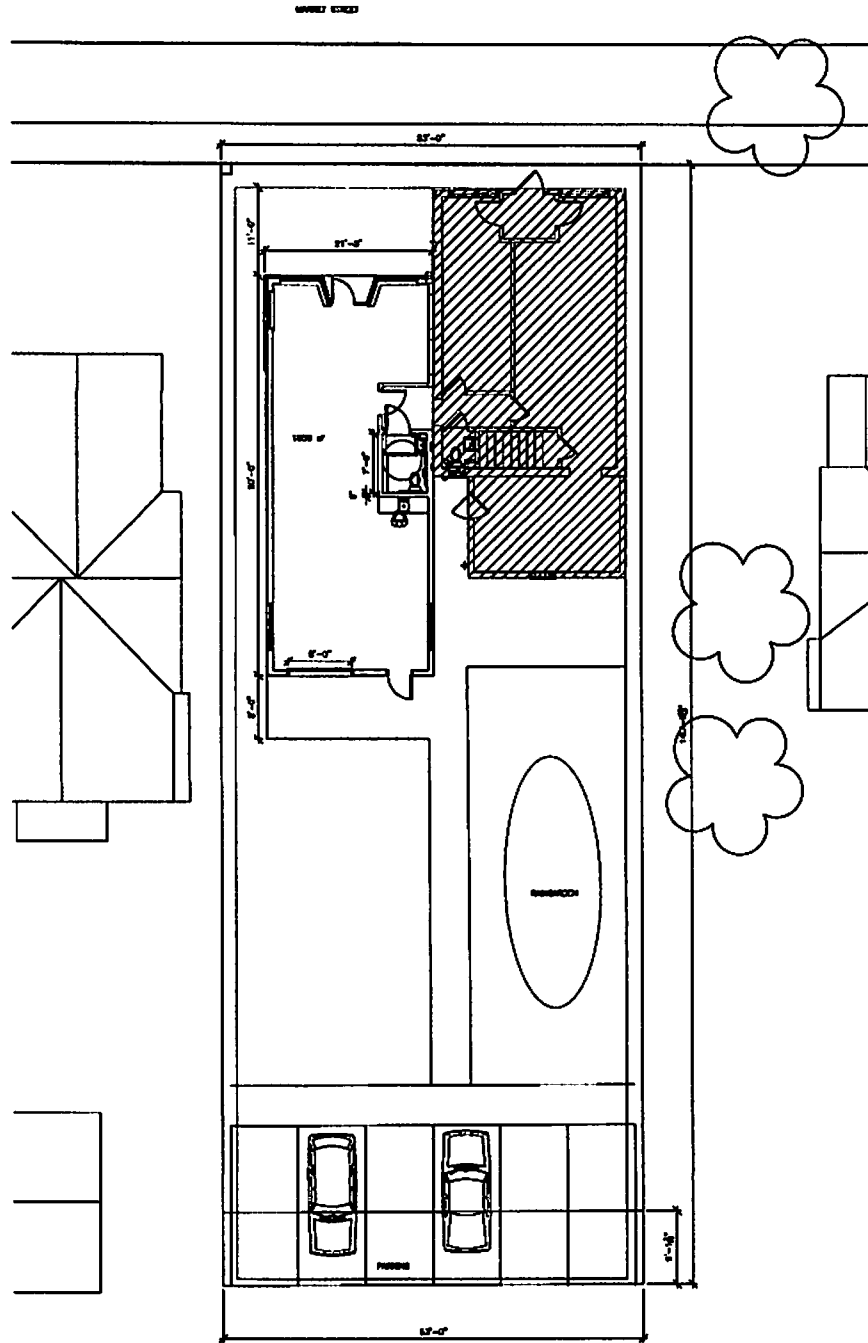
Current Exterior. Improvements include:

- Tuckpointing
- Replacement of bar sign with updated sign
- Removal of excess signage
- New fence
- Removal of paved drive through middle of property
- Landscaping and front plantings
- Painted exterior
- Historic pavers in front of fenced area

Attachment 3a – Architectural Plans, HSR and Associates



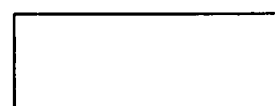
Attachment 3b – Architectural Plans, HSR and Associates



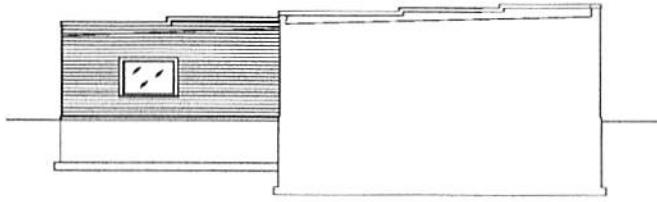
PLAN



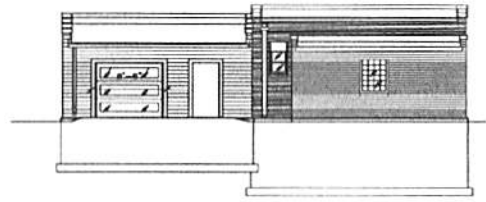
PROPOSED ADDITION  
1514 MARKET STREET  
APRIL, 2020 HSR ASSOCIATES



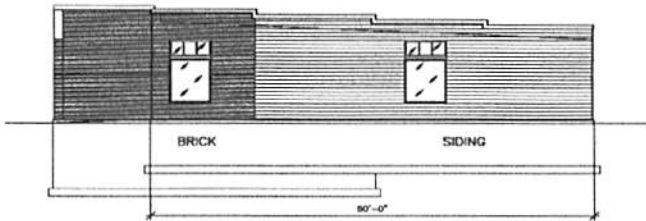
Attachment 3c – Architectural Plans, HSR and Associates



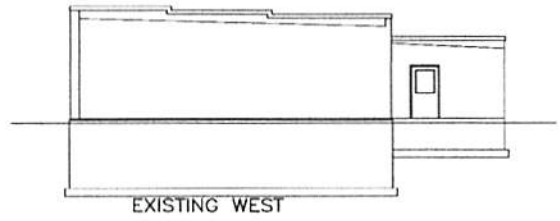
EAST



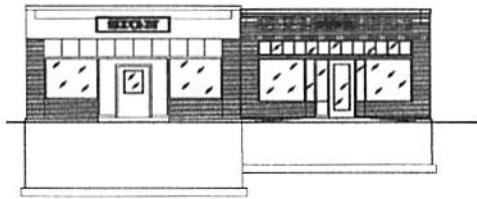
SOUTH (ALLEY SIDE)



WEST



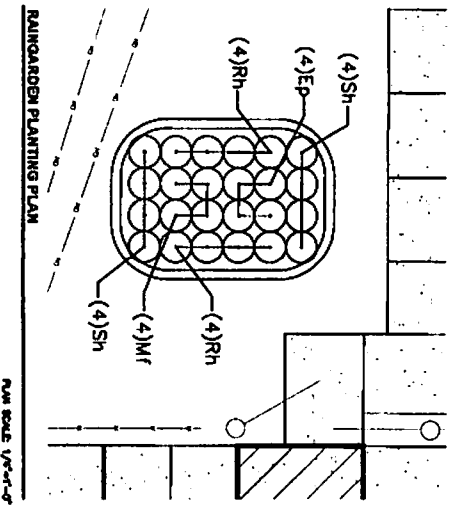
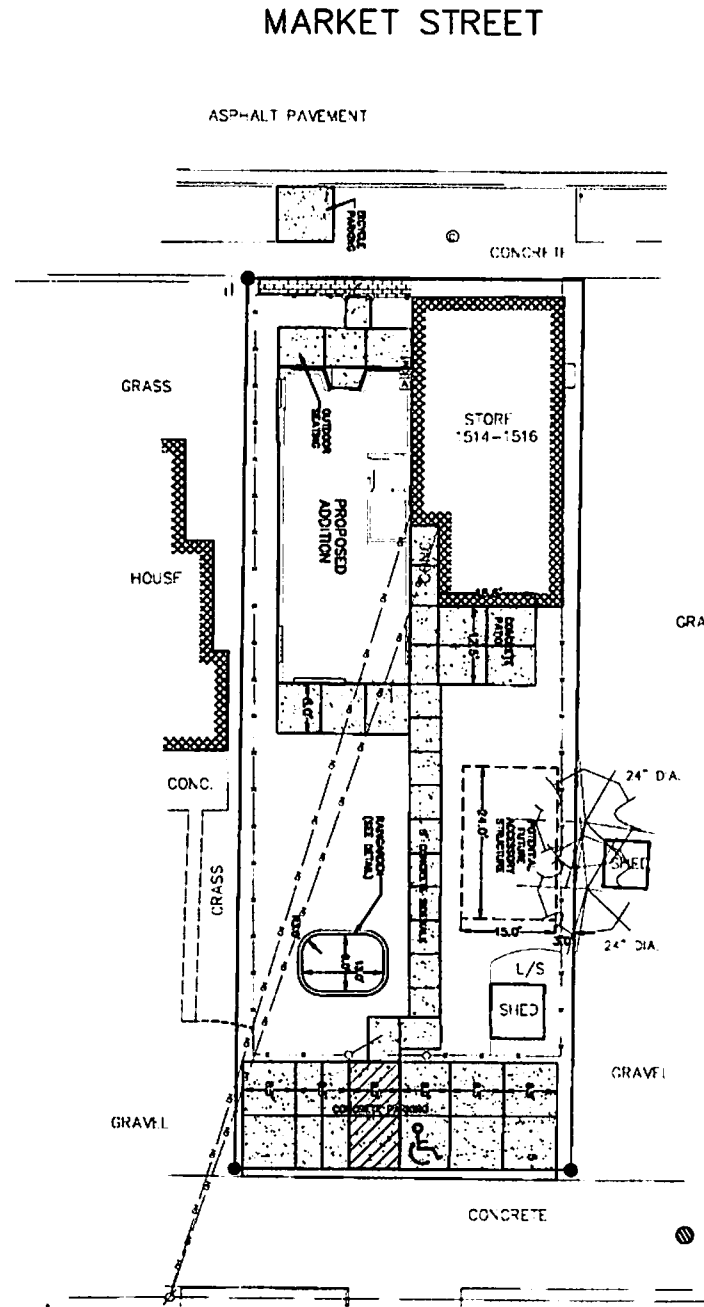
EXISTING WEST



NORTH (MARKET STREET)

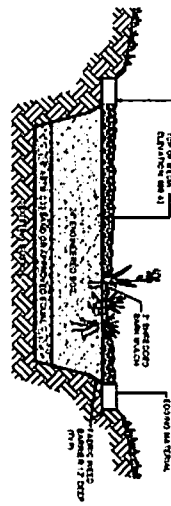
PROPOSED ADDITION  
1514 MARKET STREET  
APRIL, 2020 HSR ASSOCIATES

ATTACHMENT 4a – Site Plan – Paragon Associates



**PLANT MATERIAL LIST-SCHEDULE**

NO.	SYMBOL	DESCRIPTION	SIZE	QUANTITY
1	(4)Sh	Shrub	4"	4
2	(4)Ep	Shrub	4"	4
3	(4)Rh	Shrub	4"	4
4	(4)Mf	Shrub	4"	4



CONCRETE COATING FOR RAINGARDEN IN PLACE  
 4\"/>

**SITE NOTES**

- The location of existing utilities, both underground and overhead, has been indicated on this plan.
- The location of existing structures, both above and below ground, has been indicated on this plan.
- The location of existing trees, both mature and immature, has been indicated on this plan.
- The location of existing parking spaces has been indicated on this plan.
- The location of existing easements has been indicated on this plan.
- The location of existing setbacks has been indicated on this plan.
- The location of existing zoning has been indicated on this plan.
- The location of existing permits has been indicated on this plan.
- The location of existing conditions has been indicated on this plan.
- The location of existing information has been indicated on this plan.

**C100**

PROJECT NO. C100  
 DATE: 08/15/11  
 DRAWN BY: J. [Name]  
 CHECKED BY: [Name]

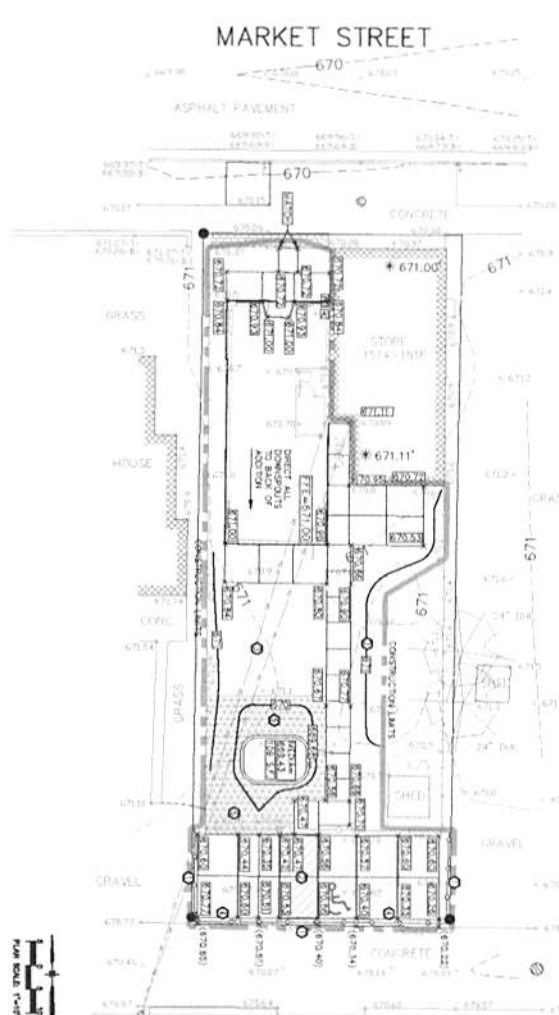
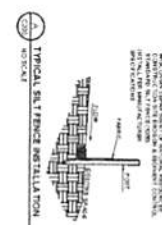
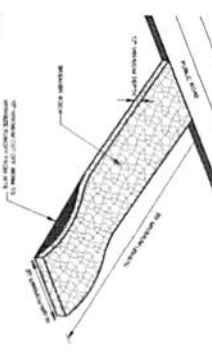
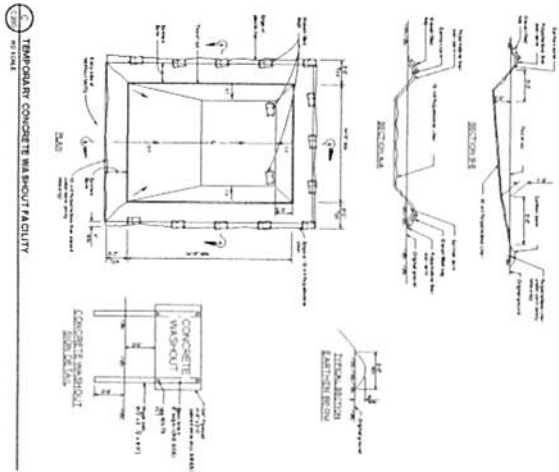
**ENDRIZZI ADDITION**  
 1514/1516 MARKET STREET  
 LA CROSSE, WISCONSIN  
**SITE PLAN**

PREPARED FOR:  
**TRACY ENDRIZZI**

**PARAGON ASSOCIATES**  
 Environmental Design & Consulting  
 632 COPPLAND AVENUE - LA CROSSE, WI 54601  
 TEL: 608.781.3116 FAX: 608.781.3197 Paragon-Associates

NO.	BY

ATTACHMENT 4b – Site Plan – Paragon Associates



**GRADING NOTES**

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MICHIGAN GRADING AND EROSION CONTROL MANUAL, PUBLISHED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.

2. ALL GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MICHIGAN GRADING AND EROSION CONTROL MANUAL, PUBLISHED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.

3. ALL GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MICHIGAN GRADING AND EROSION CONTROL MANUAL, PUBLISHED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.

**STORM WATER CONSTRUCTION POLLUTION PREVENTION NOTES**

1. ALL STORM WATER CONSTRUCTION POLLUTION PREVENTION MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MICHIGAN GRADING AND EROSION CONTROL MANUAL, PUBLISHED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.

2. ALL STORM WATER CONSTRUCTION POLLUTION PREVENTION MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MICHIGAN GRADING AND EROSION CONTROL MANUAL, PUBLISHED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.

3. ALL STORM WATER CONSTRUCTION POLLUTION PREVENTION MEASURES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MICHIGAN GRADING AND EROSION CONTROL MANUAL, PUBLISHED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.

**C200**

PROJECT NO. 2000

DATE: 08/11/09

SCALE: 1"=10'

**ENDRIZZI ADDITION**  
 1514/1516 MARKET STREET  
 LA CROSSE, WISCONSIN

**GRADING AND EROSION CONTROL PLAN**

PREPARED FOR:  
**TRACY ENDRIZZI**

**PARAGON ASSOCIATES**  
 Environmental Design & Consulting  
 432 COPLAND AVENUE, LA CROSSE, WISCONSIN 54603  
 TEL: 608.781.3110 FAX: 608.781.3197 Paragon-6666310

NO.	REVISION





