

\$400.00
105007

PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

West Coast Development LLC
3152 So 33rd St., La Crosse, WI

Owner of site (name and address):

County of La Crosse
400 No 3rd, La Crosse WI

Address of subject premises:

529 Park Plaza Dr.

Tax Parcel No.: 17-20246-30

Legal Description: Attached

PDD/TND: General Specific General & Specific

Zoning District Classification: PDD

Proposed Zoning Classification: PDD

- Is the property located in a floodway/floodplain zoning district? Yes No 0.2% flood (500 yr)
- 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:

Parking for Boat Docks

Property is Proposed to be Used For:

Multi Family Development primarily with small amount of commercial office space

Proposed Rezoning is Necessary Because (Detailed Answer):

Part of Procedural Process

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

The project will provide Very High quality housing NEAR DOWN TOWN with ACCESS to both THE WEST CHANNEL of THE MISSISSIPPI and PETTIBONE PARK THE EXISTING residents in the area are SEASONAL The project will CREATE A neighborhood Community

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

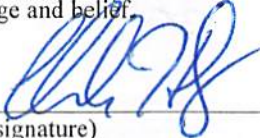
The Project will be AN ARCHITECTURAL welcome To WISCONSIN providing 1ST CLASS housing and SIGNIFICANT TAX BASE

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 MAY, 2013.

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.


Also send to:

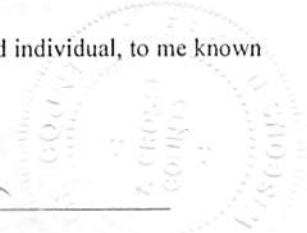
JOE VAN ADSTYN
3152 SO 33rd
LA CROSSE, WI
608-317-9292


(signature)
(608) 795-5919 (telephone) 5-7-13 (date)
charly@lacrossecounty.org (email)
Charlie Handy

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

Personally appeared before me this 3 day of May, 2013, 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: 1/1/17
Tom



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 & Inspections Department to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 15.16(E)(1) of the 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 May, 2013

Signed:  Director of Planning & Development

**REZONING PETITION FOR A PLANNED DEVELOPMENT DISTRICT:
PARK PLAZA**

a) i) Total area 5.77
Area of open space 2.97
Percent of open space .50
Proposed use MULTIFAMILY
Residential density 11 / AC
Number of units 64
Location per sketch
Population analysis 2 per unit
Municipal services EXISTING
Municipal utilities PER PLAT

ii) Value \$11-12,000,000

iii) Organizational Structure: HOA with monthly assessment for snow and lawn care

iv) installation of alley, and desire to have some front facing garages, may require departure from multifamily design standards.

v) Commencement: Late summer 2013

vi) Sketch Attached

vii) Legal Attached

viii) Proximity Area to North and West are owned by Water Place One, Area to South and East are City Streets.

ix) Location see attached

EXHIBIT A

LEGAL DESCRIPTION **LA CROSSE COUNTY PARK PLAZA PROPERTY**

Part of Hoeschler's Park Plaza Addition to the City of La Crosse, County of La Crosse, State of Wisconsin; described as follows:

All of Lot 2;

All of Lot 3; and

That part of Lot 4 described as follows:

Beginning at the southeast corner of said Lot 4;
thence along the arc of a 1,163.24 foot radius curve,
concave to the west, the chord of which bears
North 27°27'36" West and measures 80.52 feet;
thence South 72°52'00" West 293.40 feet;
thence North 05°18'00" West 41.78 feet;
thence North 87°43'55" West 90.68 feet;
thence South 17°42'52" East 150.49 feet;
thence North 72°52'00" East 383.28 feet to the
point of beginning.

Said parcel contains 252,008 square feet, 5.785 acres, more or less.

Subject to any easements of record.

La Crosse County GIS

Selection Layer: Current Parcel
Trans %: 60

Search

Property Address Search

Owner Name Search

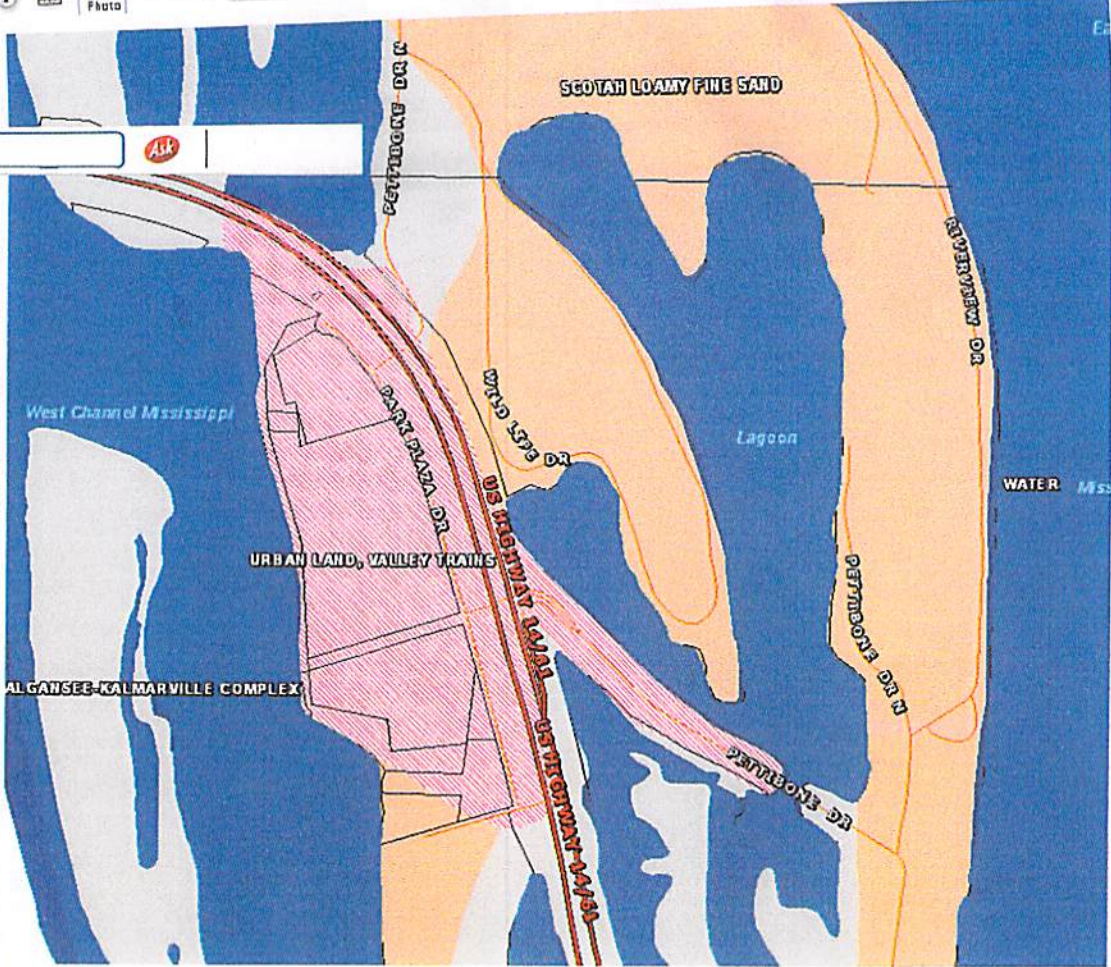
Query

Search Results

Map Controls

Map Contents

- Land Records
 - LABELS ON/OFF GROUP
 - ANNOTATION GROUP
 - ADMINISTRATIVE GROUP
 - PARCEL FRAMEWORK GROUP
 - TRANSPORTATION GROUP
 - HYDRO GROUP
 - PARCEL INFORMATION GROUP
 - ZONING AND SOILS GROUP
 - 20Ft Contours
 - Zoning Districts
 - Conditional Use Permit
 - Zoning History
 - Permits
 - Soil Classifications
 - AERIALS GROUP
 - 2011 Aerial Photo
 - Shaded Relief Image



Scale: 1:4531 Units: Feet 0 147 294 588

Navigation

Overview

Legend

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Direct Print

Title:

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