

**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):

Redevelopment Authority
400 La Crosse St
La Crosse, WI 54601

Owner of site (name and address):

Same as above

City of La Crosse, 400 La Crosse St, La Crosse, WI 56401

Address of subject premises: See Attached Table

Tax Parcel No.: See Attached Table

Legal Description: See Attached Table

PDD/TND: General Specific General & Specific

Zoning District Classification: M2-Heavy Industrial & Planned Development District- General

Proposed Zoning Classification: Planned Development District- 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: Vacant Brownfield Site

Property is Proposed to be Used For:

Mix of Uses including various residential density types, Commercial, Office, Retail, Public open space and trails, Parks, Event Venues.

Proposed Rezoning is Necessary Because (Detailed Answer):

Due to the desired use and development of the site the proposed rezoning is necessary so the applicant can attach a document that provides both public and private design standards for all new construction, signage, and public infrastructure as well as a plan review process. Process would only require plan approval by the RDA and the City's Design Review Committee and not require developers to have plans approved by the Common Council if they meet the requirements stated in the development document.

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

Use of the property is a higher use than the site was historically used for, which was heavy industrial. The surrounding neighborhood uses are residential, festival grounds, commercial, and parks & open space to the south, the Mississippi River to the west, commercial and retail to the east, and light industrial to the north. The proposed/desired uses of residential, commercial, retail, parks and open space are all compatible with the surrounding use.

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

Redevelopment of all Brownfield sites to a higher mix of uses is a major objective in the 2002 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 _____ day of

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) _____
(telephone) _____ (date) 5/8/2023
(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

River Point District Parcels and Legal Descriptions

Parcel 17-20252-20:

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GL 2 COM INTER W LN COPELAND AVE & 200FT S SD GL W 1285.84FT NW 206.78FT W 263FT S 74.22FT SE CURVE 305.70FT CHD SE 16.56FT E 530.91FT SW 10FT SE .58FT SELY CURVE 498.06FT N 164.87 FT E 305FT N 25.01FT POB LOT SZ: IRR

Parcel 17-20251-20:

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOTS 1 & 2 COM NE COR SEC 31 SOD59M34SE 1532.21FT TO W RAN LN COPELAND BLVD & POB S89D33M 24SW 1284.77FT N15D9M49SW 206.81FT S89D33M27SW 260.85 FT TO E RNV LN VAC RR ALG E R/W LN N13D26M16SW 564.69FT TO S LN BEMELS INDUSTRIAL ADDN ALG S LN N89D33M40SE 1469.24FT N89D28M50SE 72.85 FT TO NW COR PRCL IN V863 P819 ALG W LN PRCL S2D16M3SE 99.93FT TO NW COR PRCL IN V806 P827 ALG W LN PRCL S2D 13M18SE 200.06FT TO SW COR ALG S LN N89D33M57SE 159.63 FT TOW R/W LN COPELAND BLVD ALG W LN S2D13M1SE 250.51FT S2D14M36SE 200.07FT TO POB

Parcel 17-20251-100:

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 2 COM N LN GOV LOT 2 & W LN COPELAND AVE S ALG W LN 225.11FT TO POB S 173.08FT W 310.44FT N 173FT E 305FT TO POB LOT SZ: IRR

Parcel 17-20251-90:

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 2 COM AT A PT ON N LN 75FT E OF C/L OF C.M.ST.P.&P. R/R R/W SELY 74.22FT TO POB SELY ALG A CURVE CHD OF WHICH BEARS SE 305.7FT S 16.56FT TO A PT 225FT S OF N LN OF GOV LOT 2 E 530.91FT S 130FT M/L ALG A CURVE 260.04FT CHD OF WHICH BEARS W 255.96FT SWLY ALG A CURVE 520.01FT THE CHD OF WHICH BEARS SWLY 487.84FT TO A PT 75FT PP NE OF C/L OF SD R/R R/W NWLY ALG SD LN 75FT PP FROM SD C/L TO POB LOT SZ: 3.78 AC

Parcel 17-20252-30:

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GL 2 COM INTER W LN COPELAND AVE & 225FT S OF N LN SD GL W 305FT S 164.87FT POB S1D48MW 225.6FT N57D42MW 435.08FT ALG CURVE CONC TO SW 91.68FT N131.38FT SELY ALG CURVE 498.06FT POB + REAR LOT SZ: IRR 623/894

Parcel 17-20251-110:

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOTS 1 & 2 COM NE COR SEC 31 S76D8M9SW 1934.81FT TO POB S2D43M50SE 25.38FT S88D6M54SE 7FT S7D 34M54SE 196.68FT S75D24M6SW 17FT ALG CURV S11D57M53SE 96.57FT S14D35M59SE 438.81FT ALG CURV S20D41M28SE 853.2FT S26D47M4SE 184.16FT S24D43M 28SE 331FT TO MEANDER LN ALG LACROSSE RIVER ALG MEANDER LN N54D29M28SE 102.49FT N24D 43M28SW 385.87FT TO SW COR PRCL IN V1137 P713 ALG W LN PRCL N26D40M59SW 226.43FT ALG

CURV N23D9M59SW 170.85FT N19D38M59SW 303.3FT N13D26M 16SW 73.42FT TO NW COR PRCL N13D26M16SW 264.69FT S76D33M 44SW 80.65FT N14D27M11SW 341.47FT ALG CURV N8D31M11SW 207.05FT N4D4M34SW 125.37FT ALG CURV N1D50M13SW 23.08FT S89D23M41SW 41.65FT S2D33M 27SE 41.15FT TO POB

Parcel 17-20251-15:

City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVT LOT 1 BEG SW COR LOT 8 BLOCK 7 BEMELS IND ADD E 41.26FT S14D10M30SE 300FT S75D49M30SW 83.77FT ALG CURV N14D10M30SW 344.72 FT CONT ALG CURV N8D14M30SW 209.02FT N2D18M30SW 126.23FT ALG CURV N2D23M50SE 272.41FT S82D38ME 35FT M/L S ALG A CURV PNV W LN LOT 8 BLK 1 BEMELS IND ADD TO A PT 15.87 FT W OF SW COR LOT 8 BLK 1 BEMELS IND ADD S 66FT S ALG CURV S8D26ME 310.48FT N89D 9ME 13.5FT TO SW COR LOT 8 BLK 7 BEMELS IND ADD & POB T/W ESMT IN V1388 P513

Parcel 17-20250-30:

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

BEMEL'S INDUSTRIAL ADDITION LOT 8 BLOCK 7 LOT SZ: IRR

Parcel 17-20251-16: CITY OF LACROSSE

PRT GOVT LOT 1 BEG NW COR LOT 8 BLOCK 1 BEMELS IND ADD S89D9MW 15.87FT TO E R/W RR ALG CURV S5D18M40SW 410.46FT S 66FT ALG CURV S8D 26ME 310.48FT N89D9ME 13.5FT TO SE COR LOT 8 BLK 7 BEMELS IND ADD ALG CURV N7D59M20SW 310.57FT N 66FT ALG CURV N5D18M40SE 410.46FT TO POB

Parcel 17-20251-64:

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 104.5FT S10D30MW 200 FT S4D45MW 200FT S1D30ME 54.06FT E 22.31FT S2D18M30SE 25FT TO POB S2D18M30SE 79.23 FT ALG CURV S5D36M30SE 121FT N75D49M30SE 17FT N7D9M30SW 196.68FT N87D41M30SW 7FT TO POB LOT SZ: 2773 SF MIL

Parcel 17-20251-60

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOTS 1 & 2 COM NW COR LOT 8 BLK 1 BEMEL IND ADDN W 90.86FT TO POB W 13.64FT S10D30MW 200FT S4D 45MW 200FT S1D30ME 250FT S6D 18M30SE 135FT S19D33ME 50FT S8D35M45SE 157.38FT W 30FT S14D10M30SE 600FT W 50FT TO E LN BLACK RIVER SLY ALG E LN 1153FT M/L TO N LN LA CROSSE RIVER ELY ALG N LN 550FT MIL TO A PT 50FT WLY OF C/L OF RR TRK N24D18MW 331FT TO A PT 25FT WLY OF CIL RR TRK N26D21M30SW 184.16FT NLY ALG CURV N20D 16MW 853.2FT N14D10M30SW 438.81FT NLY ALG CURV N8D 14MW 217.29FT N2D18M30SW 126.23FT NLY ALG CURV N5D7M 16SE 439.72FT TO POB EX COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 90.86FT TO POB W 13.64FT S10D30MW 200FT S4D 45MW 200FT S1D30ME 54.06FT E 22.31FT N2D18M30SW 22FT NELY ALG CURV N5D50M40SE 430.26FT TO POB

Parcel 17-20251-67:

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMEL IND ADDN W 104.5FT S10D30MW 200 FT S4D45MW 200FT S1D30ME 54.06FT TO POB S1D30ME 195.94FT S6D18M30SE 135FT S19D33ME 50FT S8D35M45SE 157.38FT W 1.2FT N14D10M30SW 304.14FT N7D3MW 239.72FT E 44.89FT TO POB LOT SZ: 11820 SF

Parcel 17-20251-65:

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 1 BEG AT A PT 104.5FT W OF NW COR LOT 8 BLK 1 BEMEL IND ADDN W 196.36FT TO E LN BLACK RIVER S7D15ME 990.71FT ALG E LN E 78.8FT N14D10M30SW 304.14FT N7D3MW 239.72FT E 44.89FT N1D3OMW 54.06FT N4D 45ME 200FT N10D3OME 200FT TO POB LOT SZ: 2.02 AC

Parcel 17-20251-50:

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOTS 1 & 2 COM INTER W LN COPELAND AVE & RECORD S LN GOV LOT 1 N88D 11M44SW ALG S LN 1794.80FT TO A PT 20FT WLY AT RIGHT ANGLES FROM C/L REMOVED WLY TRACK OF CM&ST P&P RR & POB N12D59M43SW 360FT N88D 11M44SW 20.75FT TO ELY WATER EDGE S11D48M13SE 358.11FT S15D49M12SE 243.47FT S88D11M 44SE 16.03FT N12D59M43SW 240 FT TO POB

Parcel 17-20251-63:

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 1 COM NW COR LOT 8 BLK 1 BEMELS IND ADDN W 90.86FT TO POB W 13.64FT S10D3OMW 200FT S4D 45MW 200FT S1D3OME 54.06FT E 22.31FT N2D18M30SW 22FT ALG CURV N5D50M40SE 430.26FT TO POB LOT SZ: 6729 SF MIL

Parcel 17-20251-80

City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 2 COM NE COR SE-NE W 33FT TO W LN COPELAND AVE S ALG W LN 672.32FT TO POB W 789.05FT N 318.67FT ALG CURV N89D24M 44SW 255.96FT ALG CURV S37D 43M48SW 487.84FT S24D31M20SE 334.82FT N65D28M40SE 122.27 S63D49M20SE 385.33FT S84D16M 20SE 398.25FT N68D15M40SE 142.89FT ALG CURV N25D30M2SE 152.78FT ALG CURV TO A PT 14.8FT W OF W LN COPELAND AVE ALG CURV 22.78FT TO W LN COPELAND AVE N ALG W LN 110.28FT TO POB EX COM NE COR SEC 31 S0D22M44SE 2004.49FT TO W R/W LN COPELAND AVE & SE COR PRCL IN DOC NO. 1392730 & POB ALG W R/W LN COPELAND AVE S1D19M20SE 27.97FT N89D14M43SW 102.05FT N67D43M41SW 113.3FT N64D53M41SW 123.02FT TO W LN PRCL IN V623 P917 ALG W LN N0D25M30SE 20.04FT TO NW COR PRCL ALG N LN PRCL S62D56M14SE 190.07FT TO SE COR PRCL & S LN PRCL IN DOC NO. 1392730 S89D31M20SE 148.24FT TO POB

Parcel 17-20252-35

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 2 COM N LN & W LN COPELAND AVE AVE S 672.32FT W 319.05FT FT TO POB W 470FT N 305.62FT TO C/L OF A 25FT WIDE RR R/W SELY ALG CURV & C/L R/W ARC OF WHICH IS 91.68 S57D42ME 435.08FT S1D48MW 56.53FT TO POB + REAR LOT SZ: IRR

Parcel 17-20251-16

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVT LOT 1 BEG NW COR LOT 8 BLOCK 1 BEMELS IND ADD S89D9MW 15.87FT TO E R/W RR ALG CURV S5D18M40SW 410.46FT S 66FT ALG CURV S8D 26ME 310.48FT N89D9ME 13.5FT TO

SE COR LOT 8 BLK 7 BEMELS IND ADD ALG CURV N7D59M20SW 310.57FT N 66FT ALG CURV
N5D18M40SE 410.46FT TO POB

Parcel 17-20250-20

City of La Crosse

M2-Heavy Industrial to Planned Development District- Specific

BEMEL'S INDUSTRIAL ADDITION LOTS 5, 6 & 7 BLOCK 7 LOT SZ: 150 X 308.2

Parcel 17-20252-45

Redevelopment Authority of the City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 2 COM INTER N LN & W LN COPELAND AVE S ALG W LN 672.32FT
N88D12MW 319.05FT TO POB N1D48ME 85FT S61D38M6SE 190.07FT N88D12MW 170FT TO POB
EX COM NE COR SEC 31 S0D22M44SE 2004.49FT TO W R/W LN COPELAND AVE & SE COR PRCL
IN DOC NO. 1392730 & POB ALG W R/W LN COPELAND AVE S1D19M20SE 27.97FT N89D14M43SW
102.05FT N67D43M41SW 113.3FT N64D53M41SW 123.02FT TO W LN PRCL IN V623 P917 ALG W LN
N0D25M30SE 20.04FT TO NW COR PRCL ALG N LN PRCL S62D56M14SE 190.07FT TO SE COR
PRCL & S LN PRCL IN DOC NO. 1392730 S89D31M20SE 148.24FT TO POB

Parcel 17-20253-80

City of La Crosse

Planned Development District-General to Planned Development District- Specific

PRT GOVERNMENT LOT 2 COM NE COR GL LOT 2 N88D12MW 33.02 FT TO W LN COPELAND AVE
S 782.6FT ALG W LN TO POB S ALG W LN 190FT M/L TO NWLY BANK OF LAX RIVER SWLY 260FT
M/L ALG NWLY BANK ALG CURV N31D26M3SE 298.96FT TO POB SUBJ TO ESMT IN DOC NO.
1437402 & IN DOC NO. 1444994 & IN DOC NO. 1463689

