

**PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE**

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

City of La Crosse Planning and Development Department

Owner of site (name and address):

Caledonia Street Merchants

Address of subject premises:

1210, 1214, and 1216 Caledonia Street

Tax Parcel No.: 17-10072-130 and 17-10001-60

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

See Attachment A.

Zoning District Classification: C1 - Local Business

Proposed Zoning Classification: PS - Public and Semi-Public

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 Rezoning consistent with the policies of the Comprehensive Plan? ☒ Yes ☐ No

Property is Presently Used For:

A parking lot.

Property is Proposed to be Used For:

Vibrant Space (pocket park area) and Parking lot.

Proposed Rezoning is Necessary Because (Detailed Answer):

Current zoning is legal nonconforming. In order to redo the parking lot and add the vibrant space the property needs to be in the correct zoning district.

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

The space will create a social place, vibrant image, and be accessible to all. The benefit this space brings will create a space near businesses for people to sit and relax, have lunch, and will bring life to a current concrete-heavy site. The social aspect of this site with tables and modular seating will support vibrancy through social interaction and human connection. The addition of plantings and trees will create a visual vibrancy in an area in need of some liveliness. The improvements will work together to create an inviting space for residents and visitors of La Crosse to explore what Caledonia Street has to offer.

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

Creating a gathering space at the 1200 block of Caledonia Street at this proposed parking lot was an action item presented in the plan. It states that this space is ideal for farmer's markets, movie nights, music, and to function as a third place. Additionally, the City's Highway 53 Corridor Plan references this area and the goal to take action on items from the Uptowne Summit Report. The community has identified the need to invigorate this area of the city and this project is a step toward accomplishing this goal.

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 September day of 1977.

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.

Jenna Dinkel
(signature)

608-789-8676
(telephone)

6/5/2025
(date)

dinkelj@cityofiacrosse.org
(email)

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

Review was made on the 9th day of Dec, 2025.

Signed: _____

[Signature]
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Karla Dostittle, 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
1210, 1214, 1216 Caledonia St
3. By signing this affidavit, the undersigned authorizes the application for a conditional use
permit/district change or amendment (circle one) for said property.

Karla Dostittle
Property Owner

Subscribed and sworn to before me this day of , 20

Notary Public
My Commission expires _____.

Attachment A

Legal Description

Lot 2, and the North 10 feet of Lot 3, in Block 2, of North La Crosse, in the City of La Crosse; that part of the Fractional NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 16 North of Range 7 West, in the City of La Crosse lying North of and adjacent to said Lot 2; Part of Lot 4, in Block 3, of Northern Addition, in the City of La Crosse, described as follows: Beginning at the Southwest corner of said Lot 4 at the intersection of the North line of Section 29, Township 16 North of Range 7 West with the East line of Caledonia Street; thence North $0^{\circ} 29' 20''$ West along said East line 18.05 feet; thence South $89^{\circ} 32' 20''$ East 142.15 feet to the West line of the alley; thence South $0^{\circ} 29' 20''$ East 16.82 feet along said West line to the North line of said Section 29; thence West 142.06 feet along said North line to the point of beginning.

Dear City Council,

The Caledonia Street Merchants have been working in partnership with the City of La Crosse and the North La Crosse Business Association to turn a portion of the Caledonia Street parking lot into a pocket park and vibrant space.

In October of 2016, the North La Crosse Business Association and the Caledonia Merchants worked with a planning firm to create the Uptowne Summit Report. The goal of the summit was to create a plan to make Old Towne North a more vibrant and livable space. Around 100 citizens raised over \$20,000 to create this report to have actionable goals for this area of the city. Creating a gathering space at the 1200 block of Caledonia Street at this proposed parking lot was an action item presented in the plan.

In Fall of 2024, the City of La Crosse approached us with an interest in applying for a Wisconsin Economic Development Corporation Vibrant Spaces Grant. With a desire for reducing the width of the parking lot and creating additional outdoor space for people on Caledonia Street, the Caledonia Street Merchants committed \$59,000 toward repaving the parking lot in order to help make this project a reality.

As the site stands, its sole use is a parking lot. The future goal for this area is to create something more out of the site and include seating, plantings, lighting, and other vibrancy aspects. All aspects of the pocket park are pedestrian-level enhancements that offer a warm and inviting atmosphere. This added space has the opportunity to create a more pedestrian-oriented experience on Caledonia Street, which can continue to grow and flourish after the project is complete.

In order to complete this project, we are looking to rezone these parcels to public and semi-public to make them conform with the current and future use.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Karla Doolittle', with a stylized, flowing script.

Karla Doolittle

PAINTED CONCRETE



NATIVE PLANTING + INFILTRATION BEDS



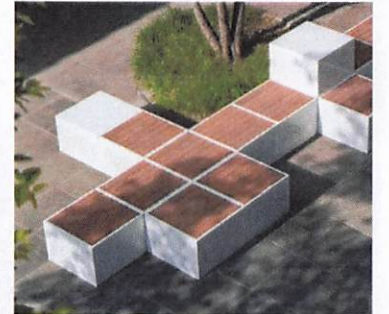
STRING LIGHTING



PERGOLA SHADE STRUCTURE



MODULAR SEATING



RAISED PLANTERS



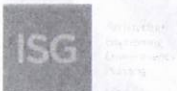
PICNIC TABLE



BACKED BENCH



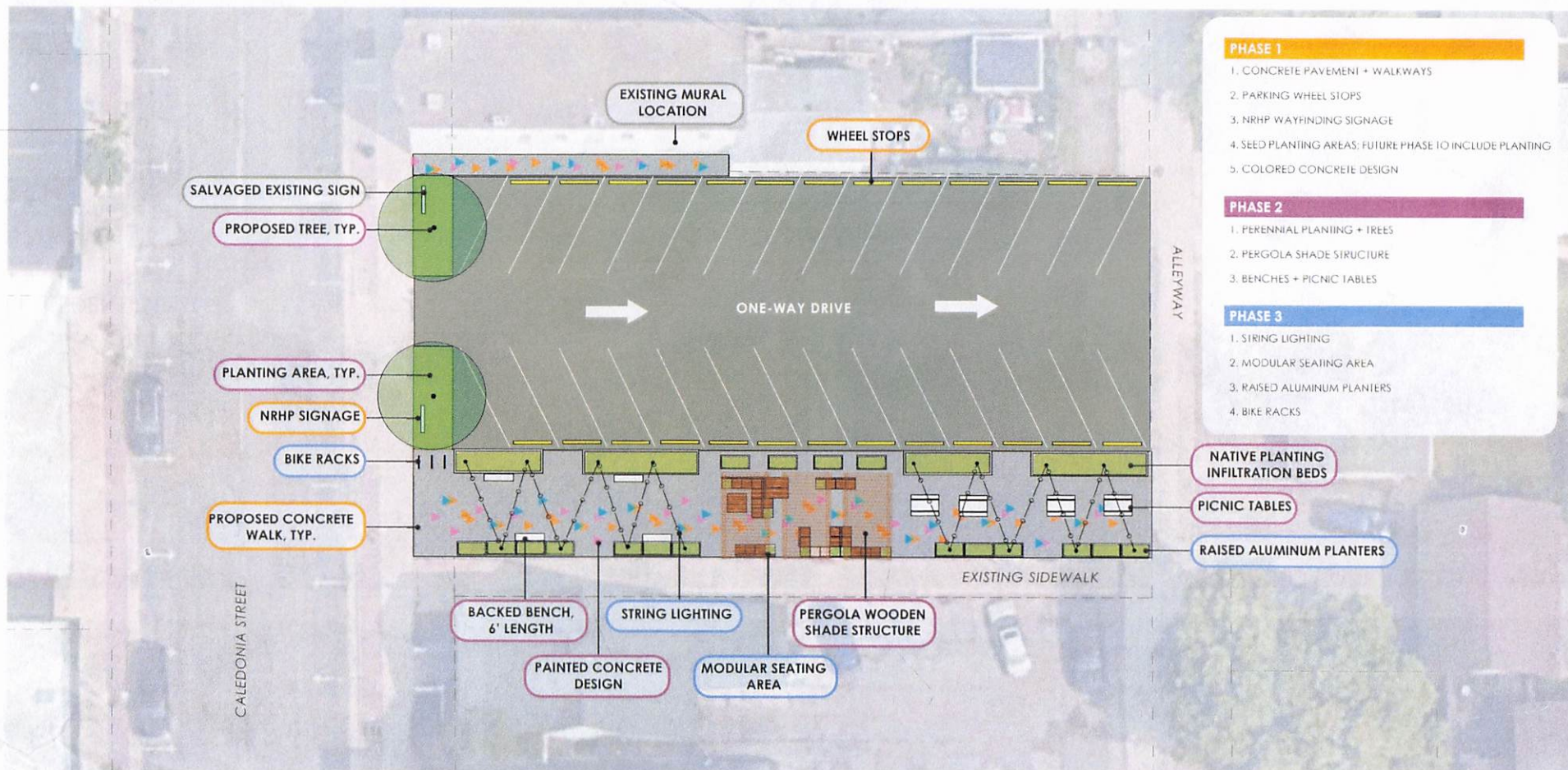
PRECEDENT IMAGES



POCKET PARK CONCEPT

La Crosse, WI

Dec 2024



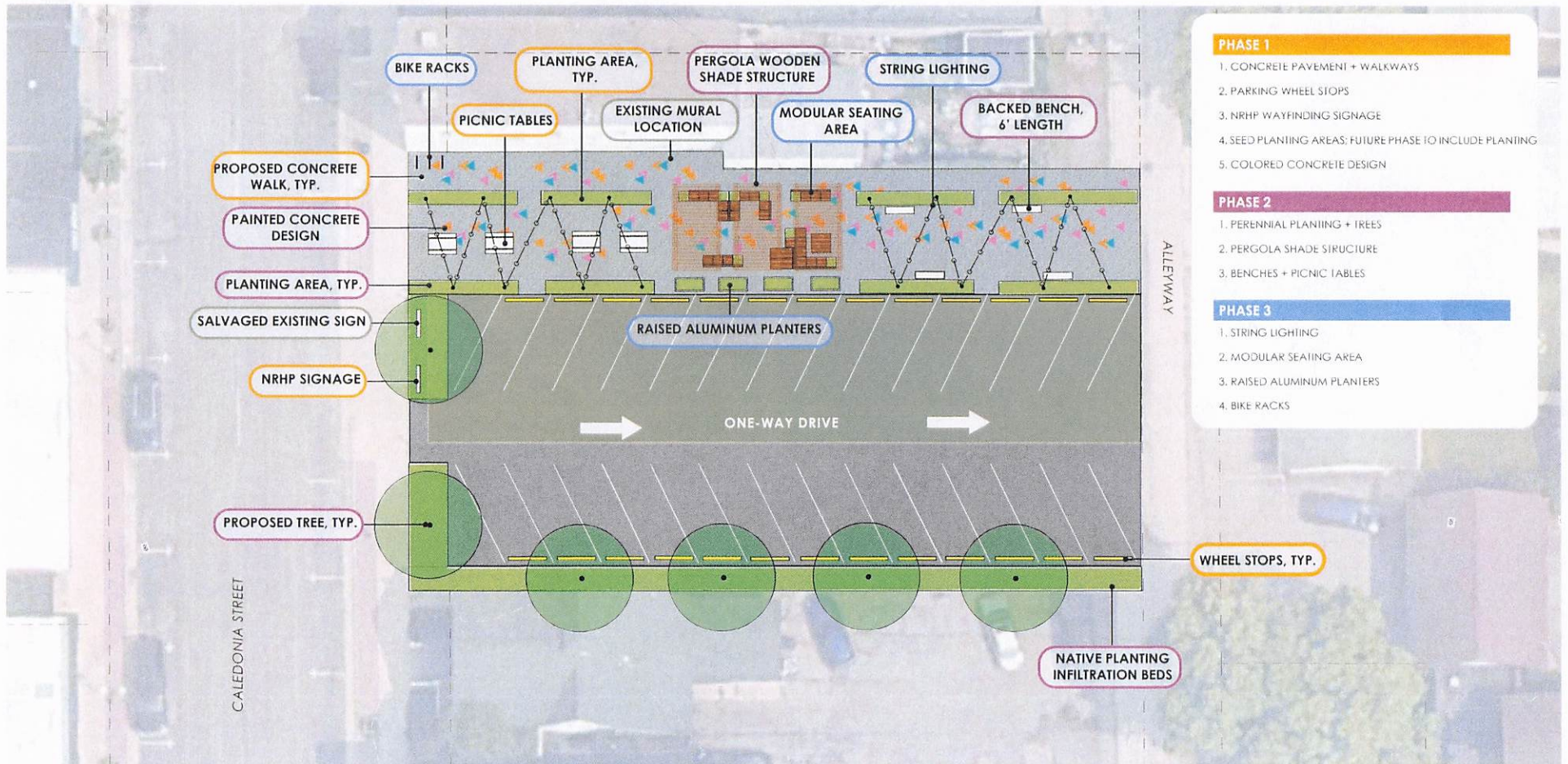
CONCEPT A



POCKET PARK CONCEPT

La Crosse, WI
Dec 2024

ISG



CONCEPT B



POCKET PARK CONCEPT

La Crosse, WI

Dec 2024