



LA CROSSE COUNTY, WISCONSIN

ZONING, PLANNING AND LAND INFORMATION OFFICE

La Crosse County Administrative Center
400 4th Street North • 3rd Floor
La Crosse, Wisconsin 54601-3200


Telephone: **(608) 785-9722** FAX: **(608) 785-5922**

Larry Kirch
Planning and Development Director
City of La Crosse, WI

Dear Larry:

Enclosed is an application from La Crosse County to request that the City of La Crosse amend "The Confluence" your comprehensive plan. We are requesting an amendment on the Future Land Use Map on the parcel of land at 529 Park Plaza Drive, parcel number 17-20246-30. A map and legal description of the property are attached. Our request is to amend the future planning class from the "Commercial" class, to the "Downtown" class. We feel that this requested planning class is appropriate for all uses that are planned on the site. It fits with a recently approved rezoning request for a proposed multi-family and mixed use project for the site. I am available to assist with this request. If you have any questions feel free to contact me at 608. 785. 5919.

Sincerely,


Charles Handy
County Planner

Enc.

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

FUTURE PLANNING CLASS
AMENDMENT OF ~~ZONING DISTRICT BOUNDARIES~~

For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address): CHARLES HANCOCK ACTIVE IN BEHALF OF
LA CROSSE COUNTY RM 20401 400 4TH ST. NORTH
LA CROSSE, WI 54601

Owner of site (name and address):
LA CROSSE COUNTY

Address of subject premises:
507 PARK PLAZA DRIVE LA CROSSE, WI 54601

Tax Parcel No.: 17-20246-30

Legal Description: ATTACHED

PDD/TND: NA General Specific General & Specific

PLANNING Zoning District Classification: COMMERCIAL

Proposed PLANNING Zoning Classification: DOWNTOWN

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 / MARINA

Property is Proposed to be Used For: MULTI-FAMILY & MIXED USE

Proposed Rezoning is Necessary Because (Detailed Answer):
IT IS IMPORTANT THAT THE COMP PLAN &
ZONING & LAND USE ALL BE CONSISTENT!

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

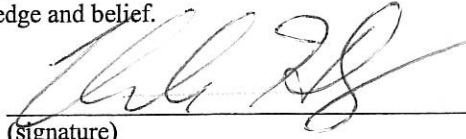
WE WILL NOT CHANGE THE PROPOSED USE FROM A PREVIOUSLY APPROVED REZONING

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

THE PROPOSED USE IS CONSISTENT WITH THE CITY VISION 2020 PLAN & THE PREVIOUSLY APPROVED REZONING

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 31st day of MARCH, 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)

608 785-5919 3-31-14
(telephone) (date)

chandy@lacrossecountys.org
(email)

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

Personally appeared before me this 31 day of March, 2014, 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: 1/1/2017
trm

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 5th day of May, 2014.

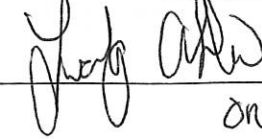
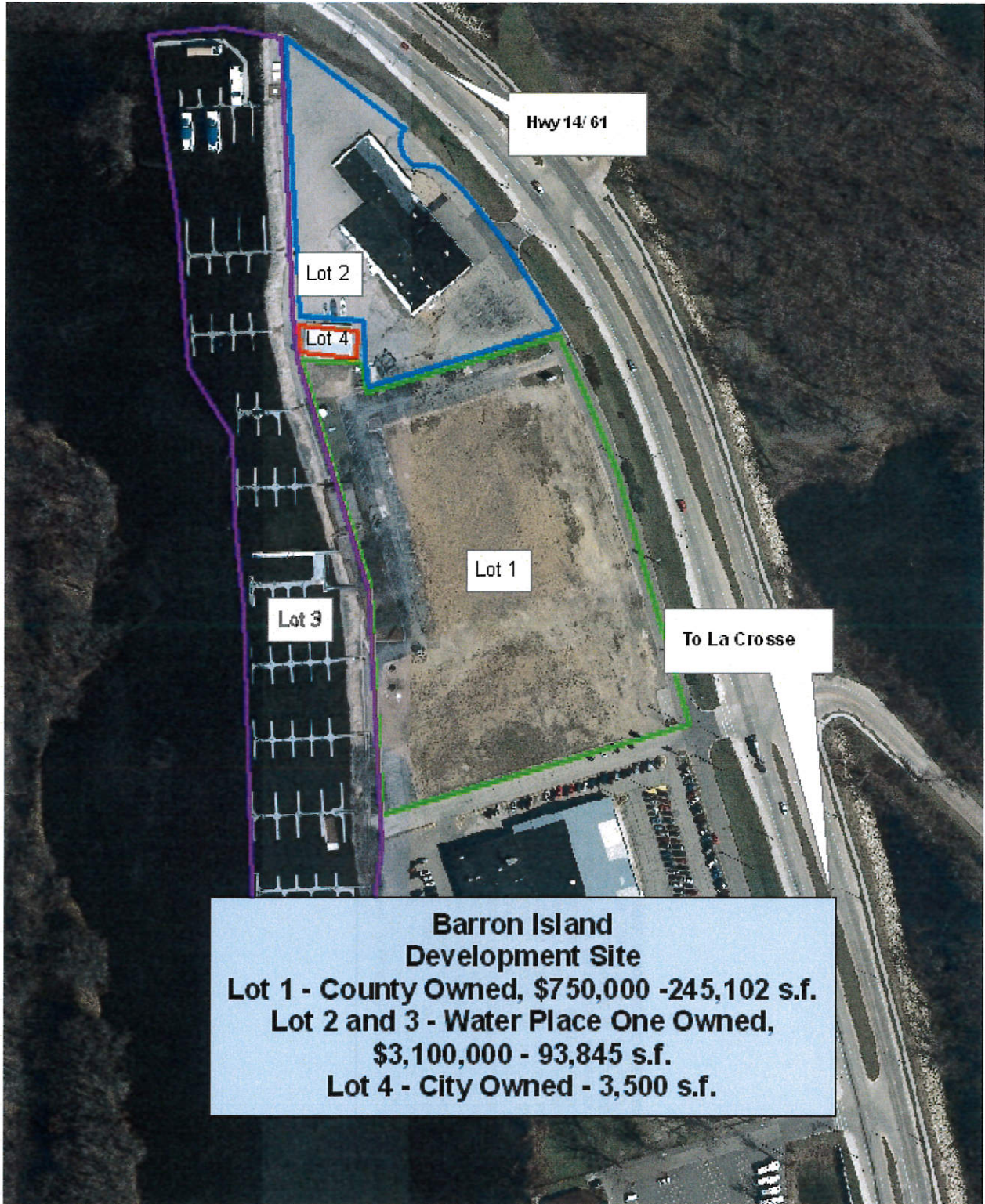
Signed:  _____, Director of Planning & Development
on behalf of Larry Koch

EXHIBIT A



DESCRIPTION

LOT 1, 2, 3, 4 AND 5 OF HOESCHLER'S PARK PLAZA, PARCELS DESCRIBED IN VOLUME 481, PAGE 93; VOLUME 504, PAGE 159 AND 161; VOLUME 744, PAGE 935, 936 AND 937; VOLUME 760, PAGE 105; ALL THAT LAND LYING WEST OF HOESCHLER'S PARK PLAZA AND EAST OF A BULKHEAD LINE ESTABLISHED BY THE CITY OF LACROSSE IN REFERENCE ORDER NUMBER 2180, ALL BEING LOCATED IN PART OF GOVERNMENT LOTS 5 AND 6 OF SECTION 13, TOWNSHIP 104 NORTH, RANGE 4 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, THENCE 578°27'17"E 1526.31 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 OF HOESCHLER'S PARK PLAZA, THE WEST RIGHT OF WAY LINE OF PARK PLAZA DRIVE, THE BEGINNING OF A 30.00 FOOT RADIUS CURVE, CONCAVE TO THE EAST AND THE POINT OF BEGINNING; THENCE THE NEXT 5 CALLS ALONG SAID WEST RIGHT OF WAY LINE: 1) 79.35 FEET ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S14°13'18"E 58.16 FEET TO THE BEGINNING OF A 72.25 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST; 2) 59.20 FEET ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S66°3'15"E 57.56 FEET TO THE BEGINNING OF A 1163.24 FOOT RADIUS CURVE, CONCAVE TO THE WEST; 3) 270.59 FEET ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S23°38'55"E 269.98 FEET TO THE BEGINNING OF A 1163.24 FOOT RADIUS CURVE, CONCAVE TO THE WEST; 4) 249.68 FEET ALONG THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS S23°38'55"E 249.20 FEET; 5) S17°31'48"E 353.98 TO THE NORTH LINE OF A 35' FOOT WIDE STRIP OF LAND DEDICATED TO THE PUBLIC FOR UTILITIES; THENCE THE NEXT 3 CALLS ALONG SAID STRIP OF LAND: 1) S72°28'15"W 468.54 FEET; 2) S04°39'03"E 35.89 FEET; 3) N72°28'26"E 476.55 FEET TO THE PREVIOUSLY MENTIONED WEST RIGHT OF WAY LINE; THENCE THE NEXT 2 CALLS ALONG SAID RIGHT OF WAY LINE: 1) S17°31'55"E 131.42 FEET; 2) S17°23'50"E 425.02 FEET TO THE WEST RIGHT OF WAY LINE OF UNITED STATES HIGHWAY 14 AND 61; THENCE ALONG SAID RIGHT OF WAY LINE S75°22'55"W 16.91 FEET; THENCE S72°32'13"W 381.97 FEET TO THE BEGINNING OF A LINE WHICH MEANDERS THE WEST CHANNEL OF THE MISSISSIPPI RIVER; THENCE THE NEXT 6 CALLS ALONG SAID MEANDER LINE: 1) N00°18'41"E 148.95 FEET; 2) N00°16'51"W 65.15 FEET; 3) N26°43'22"W 63.36 FEET; 4) N84°23'45"E 39.70 FEET; 5) N80°04'22"W 56.81 FEET; 6) N59°35'51"W 216.71 FEET; THENCE S85°3'25"W 12.42 TO A BULKHEAD LINE ESTABLISHED BY THE CITY OF LA CROSSE IN REFERENCE NUMBER 2180; THENCE THE NEXT 5 CALLS ALONG SAID BULKHEAD LINE: 1) N12°42'37"W 117.23 FEET; 2) N04°02'36"W 304.00 FEET; 3) N15°32'36"W 318.00 FEET; 4) N14°42'37"W 189.00 FEET; 5) N03°42'37"W 374.00 FEET; THENCE S59°44'27"E 252.60 FEET TO THE POINT OF BEGINNING, INCLUDING ALL THE LAND BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE WATERS EDGE OF THE WEST CHANNEL OF THE MISSISSIPPI RIVER. PARCEL CONTAINS 14.58 ACRES

City Of La Crosse Public Participation Plan For The Comprehensive Plan: Confluence

Introduction

City of La Crosse intends to encourage citizen input throughout the planning/amendment process. La Crosse's Public Participation Plan forms the basic framework for achieving an interactive dialogue between local decision makers, City staff, and the citizens of La Crosse. The following outlines the public participation strategy for soliciting public review and input.

Objectives For Public Involvement

1. To engage people of all races, ethnic backgrounds and income levels.
2. To provide opportunities for the public to provide input (both formally and informally).
3. To provide the public with technical information and analyses.
4. To ensure input and discussion include a broad range of perspectives and interests.
5. To gather input through a variety of means (electronic, printed, and oral) in such a way that it may be carefully considered and responded to in a timely fashion.
6. That this process strengthens the sense of community and furthers the vision of active and positive participation in the decision making and civic life of the municipality over the long term.

Responsibility For Implementation

The Planning and Development Department, Plan Commission and Common Council share the responsibility for implementing the comprehensive plan. Ultimately, it is the Council who decides on the direction and content of policy documents and regulations.

Planned Public Participation Activities:

- Plan Commission Meeting Updates
- Public Hearing at the Plan Commission
- Publish Plan amendment and other appropriate documents to web site
- City Council Policy and Informational Meetings
- Provide copies of all appropriate documents to City Libraries

Public Participation Guidelines

A public hearing will be conducted as part of the plan amendment process to allow public testimony regarding the amendment to the Comprehensive Plan. All persons attending the meeting that desire to participate should be allowed to do so. However, specific factors, such as the meeting or hearing purpose, number in attendance, time considerations, or future opportunities to participate, may require that appropriate constraints be applied. Meetings and hearings will be tape recorded and/or videotaped by the City. Minutes of meetings will be made available via the City's website. Special arrangements will be made under the provisions of the Americans with Disabilities Act (ADA) with sufficient advance notice.

Opportunity for Written Comments - The City will provide the name, address and email address (if applicable) of a person(s) to whom written comments should be sent, along with any deadlines for submitting comments.

Meeting/Hearing Notices

Official meeting notices will be prepared. The public hearing held by the City must comply with applicable notice requirements of the Wisconsin Open Meetings Law, and any other notice requirements imposed by local ordinance or bylaws. At a minimum, the requirements of §19.31 pertaining to public meetings and notification will be met. In all cases, notices will be placed in the City's official paper, currently the La Crosse Tribune, for each City organized meeting. All meeting or public hearing notices conducted by the City will also be posted on the City of La Crosse Web Site.