



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### Judiciary & Administration Committee

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Tuesday, January 31, 2023

6:00 PM

Council Chambers  
City Hall, First Floor

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This meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by visiting the Legislative Information Center (<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the video link to the far right in the meeting list.

Agenda items approved for public hearing by the committee are open to public comment. If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the City Clerk at the email or phone number below so we can provide you with information to join.

Members of the public who would like to provide written comments on any agenda may do so by emailing [cityclerk@cityoflacrosse.org](mailto:cityclerk@cityoflacrosse.org), using a drop box outside of City Hall or mailing the City Clerk, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7510.

*Public hearings before the respective standing committee shall be limited to 15 minutes for the proponents; followed by 15 minutes for the opponents and three-minute rebuttal for each side unless such time is extended by a majority vote of the committee. All speakers at a public hearing of the standing committees shall speak no more than three (3) minutes unless waived by the Chair or a majority of the committee.*

#### Call To Order

#### Roll Call

#### Agenda Items:

#### NEW BUSINESS

[23-0037](#) Application of Philip Gelatt Sr. for a Conditional Use Permit at 1304 Cass Street allowing for a seven foot, ten inch privacy fence.

*Public Hearing*

[23-0069](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific allowing for condos, apartments, temporary winter storage for recreational vehicles, and temporary flood evacuation storage at 455 Park Plaza Drive.

*Public Hearing*

[23-0071](#) Resolution approving amendment to the Declaration of Restrictions for the Airport Industrial Park with respect to Lot 27 - 2930 Airport Road.

**Sponsors:** Richmond

[23-0098](#) Request of Cappella Weddings & Events, LLC for permission to apply for a Combination "Class B" Beer and Liquor license at 721 King Street for the license year 2022-23.

[23-0099](#) Various license applications pursuant to Chapters 4, 6, and/or 10 of the La Crosse Municipal Code for the remainder of license period 2022-2023 (January).

## Adjournment

*Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.*

### *NOTICE TO PERSONS WITH A DISABILITY*

*Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to [ADAcityclerk@cityoflacrosse.org](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*

### **Judiciary & Administration Committee Members:**

**Andrea Richmond, Chris Kahlow, Scott Neumeister, Jenasea Hameister, Mackenzie Mindel, Chris Woodard, Jennifer Trost**



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0037

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**Agenda Date:** 1/31/2023

**Version:** 1

**Status:** Approved

**In Control:** Judiciary & Administration Committee

**File Type:** Application

**Agenda Number:** 1

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):  
Philp Gelatt Sr.

2809 28th Street South, La Crosse, WI 54601

Owner of property (name and address), if different than Applicant:  
Seward LLC PO Box 489 La Crosse, WI 54602

Architect (name and address), if applicable:  
NA

Professional Engineer (name and address), if applicable:  
NA

Contractor (name and address), if applicable:  
Kirchner Custom Builders, Inc.

2809 28th Street South, La Crosse, WI 54601

Address(es) of subject parcel(s): 1304 Cass Street

Tax Parcel Number(s): 17-30177-11

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

Zoning District Classification: Residential R1-Single Family

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-398  
If the use is defined in Sec.:

- 115-347(6)(c)(1) or (2), see "\*" on the next page.
- 115-353 or 356, see "\*" on the next page.

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

Description of subject site and **CURRENT** use: Green Space - Single family Home

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):

Install a fence at a height above grade equal to 7'10"

Type of Structure proposed: Install a fence at a height above grade equal to 7'10"

Number of current employees, if applicable: NA

Number of proposed employees, if applicable: NA

Number of current off-street parking spaces: NA

Number of proposed off-street parking spaces: NA

\* If the proposed use is defined in Sec. 115-347(6)(c)

\_\_\_\_\_ (1) and is proposed to have 3 or more employees at one time, a 500-foot notification is required and off-street parking shall be provided. Will there be 3 or more employees at one time? Y\_\_ N\_\_

or

\_\_\_\_\_ (2) a 500-foot notification is required and off-street parking is required.

Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

\*\*If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be notified of the privacy fence provision by the City Clerk.

Check here if proposed operation or use will be a parking lot: \_\_\_\_\_

Check here if proposed operation or use will be green space: \_\_\_\_\_

Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. Any such replacement structure shall be completed within two (2) years of the issuance of any demolition or moving permit.

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

M. Gelatt 12/14/22  
(signature) (date)

772-349-3420 pmgelatt1@gmail.com  
(telephone) (email)

STATE OF WISCONSIN )  
)ss.

COUNTY OF LA CROSSE

Personally appeared before me, this 14<sup>th</sup> day of December, 2022, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]  
Notary Public  
My Commission Expires: Is permanent

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 20<sup>th</sup> day of December, 2022.

Signed: [Signature] Plan Admin  
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin )  
COUNTY OF La Crosse ) ss

The undersigned, Philip Gelatt Sr., being duly  
(owner of subject parcel(s) for Conditional Use)  
Managing member of Seward, LLC  
sworn states:

1. That the undersigned is an adult resident of the City of La Crosse,  
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:  
1304 Cass Street, La Crosse, WI 54601  
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a  
conditional use permit/district change or amendment (circle one) for said property.



Philip Gelatt Sr.  
Property Owner  
Managing Member Seward, LLC

Subscribed and sworn to before me this 14<sup>th</sup> day of December, 2022.

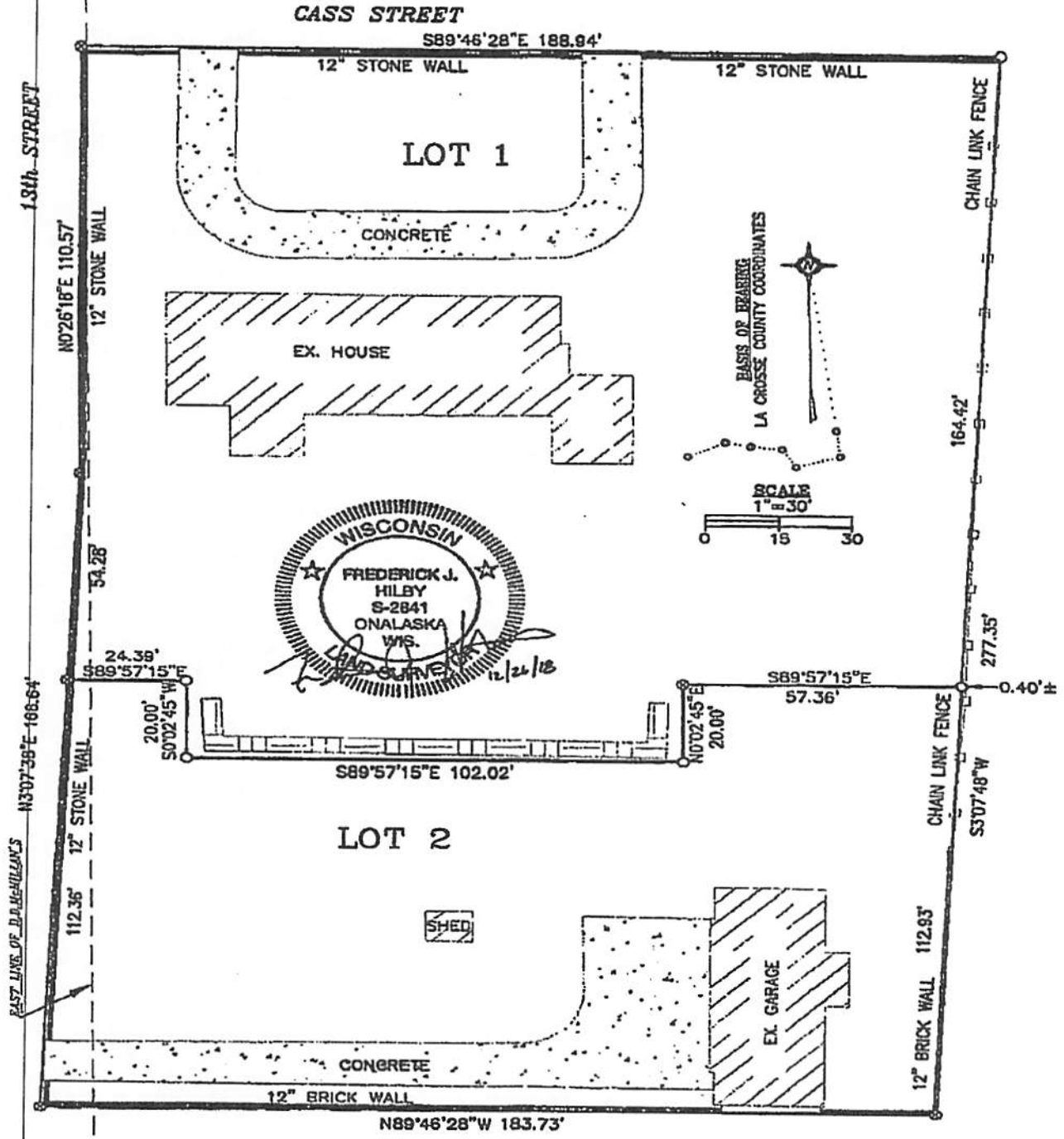
[Signature]  
Notary Public  
My Commission expires is permanent.

**Legal description for 1304 Cass Street, La Crosse, WI 54601**

**Lot 1 of La Crosse County Certified Survey Map filed ON March 4, 2019, in Volume 18 of Certified Survey Maps, Page 14, as Document No. 1722923, being part of Lot 1 of Rublee and Gillette's Addition to the City of La Crosse and part of Lot 1 of D.D. McMillan's Addition to the City of La Crosse, La Crosse, County, Wisconsin.**

# CERTIFIED SURVEY MAP

Part of Lot 1 of Rublee and Gillette's Addition to the City of La Crosse and part of Lot 1 of D.D. McMillan's Addition to the City of La Crosse, in Section 5, Township 15 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin.



Vol. 18 Page 14B





**Kirchner Custom Builders, Inc.**

December 15, 2022

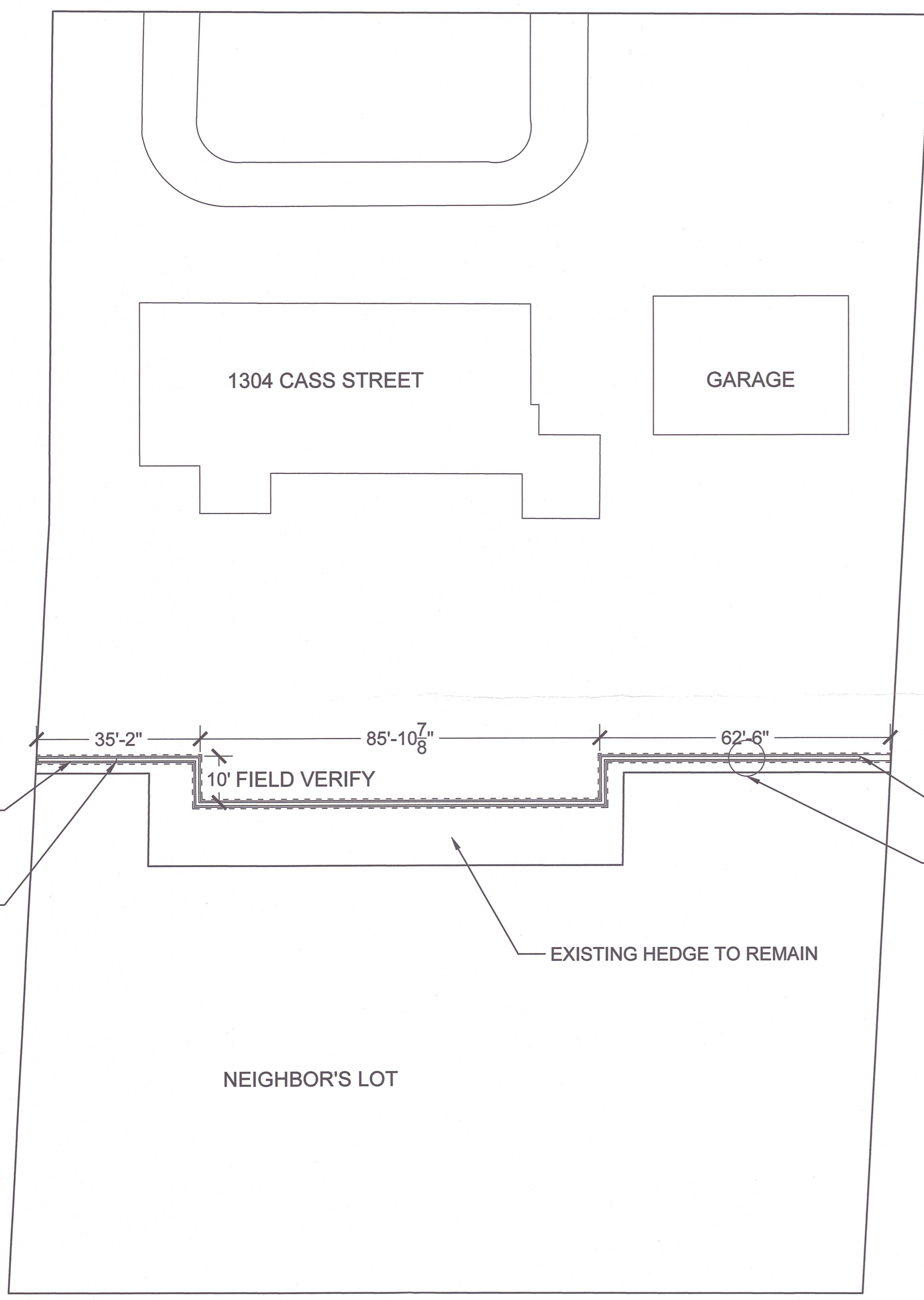
RE: Conditional Use Permit for 1304 Cass Street

Mr. Philip Gelatt, the managing member, of Seward LLC, which is the entity that owns 1304 Cass Street, would like to build a 7' 10" tall privacy fence at the south property line of this property at a distance of 3 feet inward from said south property line. The City of La Crosse inspections department has advised under the ordinance only a 6' tall fence can be built, and that relief may be granted via the issuance of a Conditional Use Permit by the City of La Crosse. To this end, Mr. Gelatt would like to apply for such a Conditional Use Permit from the City of La Crosse with the submitted application. Please call me with any questions. Thank you very much.

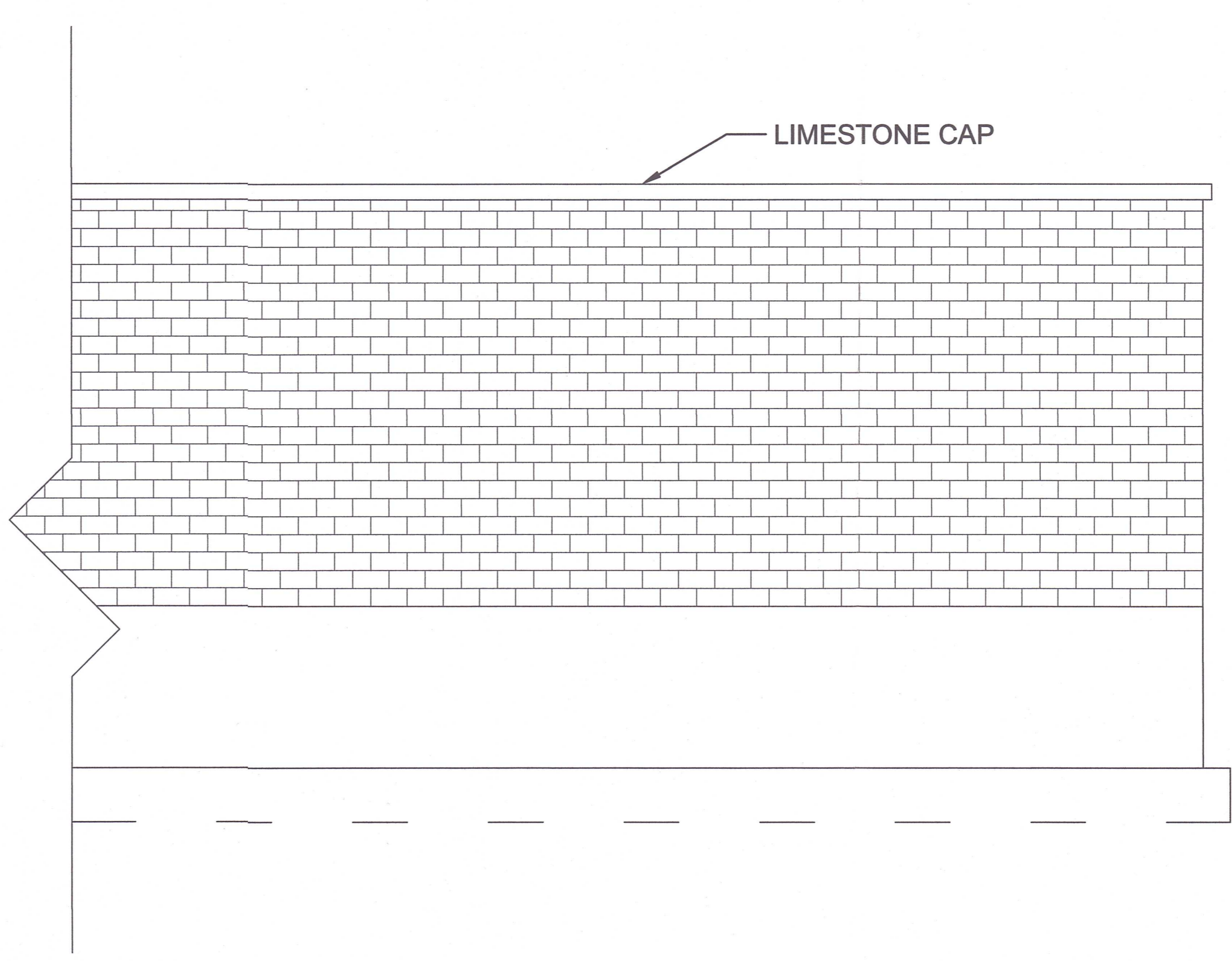
Marty Kirchner  
Kirchner Custom Builders, Inc.  
608-386-0307

2809 28th Street South • La Crosse, WI 54601 • Office: 608-782-3087 • FAX: 1-608-299-2125

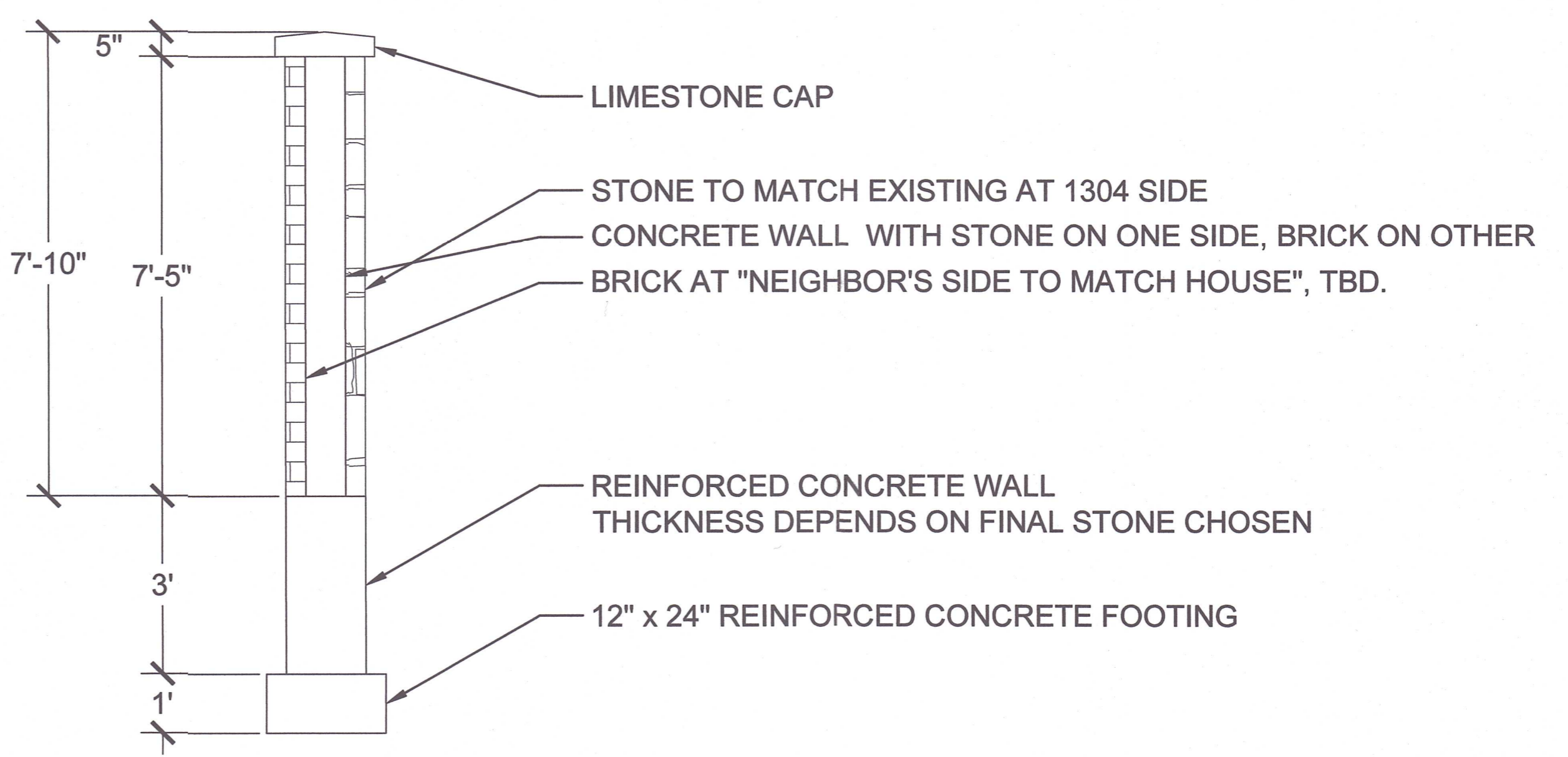
[www.kirchnercustombuilders.com](http://www.kirchnercustombuilders.com)



1 Lot Plans  
Scale: 1/16" = 1'-0"



3 LANDSCAPE WALL ELEVATION  
Scale: 1/2" = 1'-0"



2 LANDSCAPE WALL SECTION  
Scale: 1/2" = 1'-0"

**SITE PLAN**  
 KIRCHNER CUSTOM BUILDERS, INC  
 2809 28TH STREET SOUTH  
 LA CROSSE, WI 54601  
 608-782-3087

**Philip and Melissa Gelatt**  
 1304 CASS STREET  
 La Crosse, WI

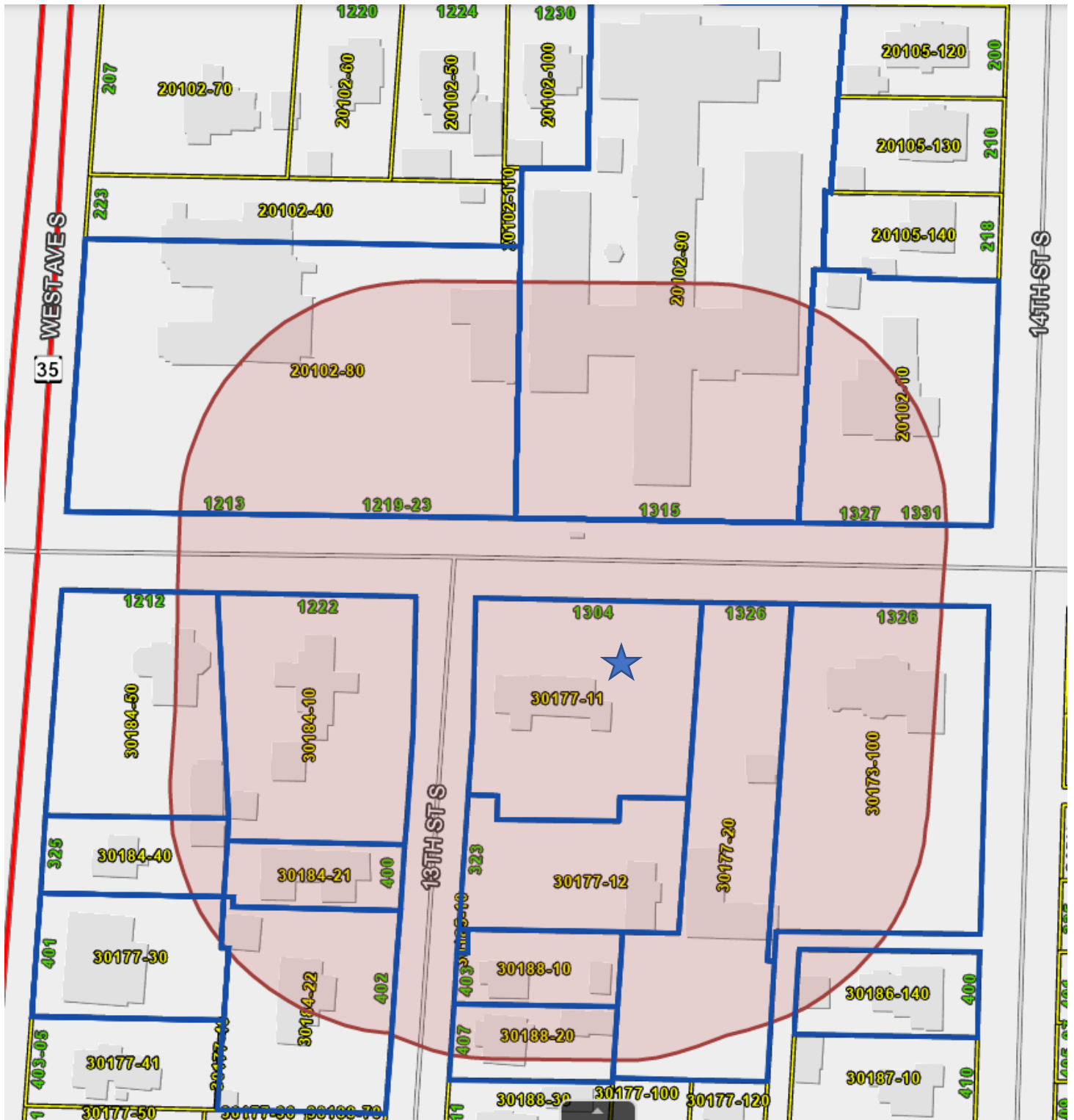
Date: 12-14-22  
 Drawn by: JFS  
 Scale: VARIES

**C1**

Tax Parcel Number	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-30177-12	AMANECEC CONFianza LLC	323 13TH ST S	505 KING ST	LA CROSSE WI 54601
17-20102-90	BETHANY RIVERSIDE LUTHERAN HOME	1315 CASS ST	2575 7TH ST S	LA CROSSE WI 54601-5249
17-20102-10	CHARLES R DR CAGIN, LUANN CAGIN	1327 & 1331 CASS ST	1327 CASS ST	LA CROSSE WI 54601
17-30185-10	CITY OF LACROSSE	1304 CASS ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-20102-80	FIRST PRESBYTERIAN CHURCH	1213, 219, 1221, 1223 CASS ST	227 WEST AVE S	LA CROSSE WI 54601-4128
17-30188-20	J AND L 2003 JOINT TRUST	407 13TH ST S	407 13TH ST S	LA CROSSE WI 54601
17-30173-100	JOEL R HIRSCHBOECK, KRISTIN R HIRSCHBOECK	1326 CASS ST	1326 CASS ST	LA CROSSE WI 54601-4854
17-30177-20	JOEL R HIRSCHBOECK, KRISTIN R HIRSCHBOECK	1326 CASS ST	1326 CASS ST	LA CROSSE WI 54601-4854
17-30184-21	KATHRYN B WINE	400 13TH ST S	400 13TH ST S	LA CROSSE WI 54601
17-30184-40	MARK E MCDUGAL	325 WEST AVE S	325 WEST AVE S	LA CROSSE WI 54601
17-30184-10	MICHAEL KEIL TRUST, KAREN KEIL TRUST	1222 CASS ST	1222 CASS ST	LA CROSSE WI 54601-4855
17-30184-50	QUATTOR LAPIDES REVOCABLE TRUST	1212 CASS ST	1212 CASS ST	LA CROSSE WI 54601-4855
17-30184-22	ROBERT J BLASCHKE, JEAN A BLASCHKE	402 13TH ST S	402 13TH ST S	LA CROSSE WI 54601
17-30188-10	STEVEN M NICOLAI	403 13TH ST S	4535 MORMON COULEE RD	LA CROSSE WI 54601
17-30186-140	THOMAS J JR GORMAN, HOLLY I GORMAN	400 14TH ST S	400 14TH ST S	LA CROSSE WI 54601-4822
17-30177-30	UNITARIAN UNIVERSALIST FELLOWSHIP OF LACROSSE INC	335 & 401 WEST AVE S	401 WEST AVE S	LA CROSSE WI 54601

**Properties within 200 feet of 1304 Cass Street.**

Applicant:	PHILLIP GELLATT SR	2809 28TH ST S	LA CROSSE WI 54602
Contractor:	KIRCHNER CUSTOM BUILDERS INC	2809 28TH ST S	LA CROSSE WI 54602



★ Subject Property – 1304 Cass St.

**NOTICE OF HEARING ON  
APPLICATION FOR A CONDITIONAL USE PERMIT**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing upon the application of **Philip Gelatt Sr. for the issuance of a Conditional Use Permit under Sec. 115-398(c)(1)** of the Municipal Code of Ordinances of the City of La Crosse **allowing for a seven foot, ten inch privacy fence.**

Said property is generally located at **1304 Cass Street** and is further described as follows:

*Tax Parcel 17-30177-11  
CERTIFIED SURVEY MAP NO. 14 VOL 18 LOT 1 DOC NO. 1722923 SUBJ TO  
AGREE IN DOC NO. 1723371*

The City Plan Commission will meet to consider such application on **Monday, January 30, 2023 at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, January 31, 2023 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council on Thursday, February 9, 2023 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection; which objection forms are available on the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) – Your Government – City Clerk – Forms – Conditional Use Permit.

The application and supporting documentation may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, or in the Legislative Information Center which can be accessed from the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) (search for File 23-0037).

This notice is given pursuant to the order of the Common Council of the City of La Crosse.

Dated this 6<sup>th</sup> day of January, 2023.

Nikki M. Elsen, City Clerk  
City of La Crosse

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Publish: January 17 & 24, 2023  
One (1) Affidavit

**Agenda Item 23-0037 (Lewis Kuhlman)**

Resolution approving Application of Philip Gelatt Sr. for a Conditional Use Permit at 1304 Cass Street allowing for a seven-foot, ten-inch privacy fence.

**General Location**

Council District 4, Weigent Hogan Neighborhood, on the south side of Cass St and one block east of West Ave. as depicted in Map 23-0037. Adjacent buildings included mansions, a retirement home, and a church.

**Background Information**

The applicant purchased 1304 Cass St in February 2022 and would like to add a 7'10" wall near the southern lot line it shares with 323 13<sup>th</sup> St. In 2019, these two parcels were divided from each other and then each sold. In 2022, the owner of 323 13<sup>th</sup> St. built a large residence closer to their shared property line than the previous building on the lot.

The municipal code limits residential fences to six feet in height between parcels, but fences up to eight feet may be allowed with a conditional use permit. The applicant requested a CUP to completely obstruct the view of the neighbors first floor windows. The site plan indicates the wall would not encroach into a vision corner or have the full height of the wall closer than three feet to the public right-of-way. The plan for the fence shows facades of the wall matching the houses on each side. The shrubs along the property line would remain.

**Recommendation of Other Boards and Commissions**

None

**Consistency with Adopted Comprehensive Plan**

Fences over six feet are not directly addressed, but the parts of the plan that mention fences encourage low fences.

**Staff Recommendation**

**Approval** – The application meets the conditional use requirements of the Municipal Code.

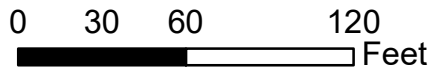
**Routing** J&A 1.31.2023

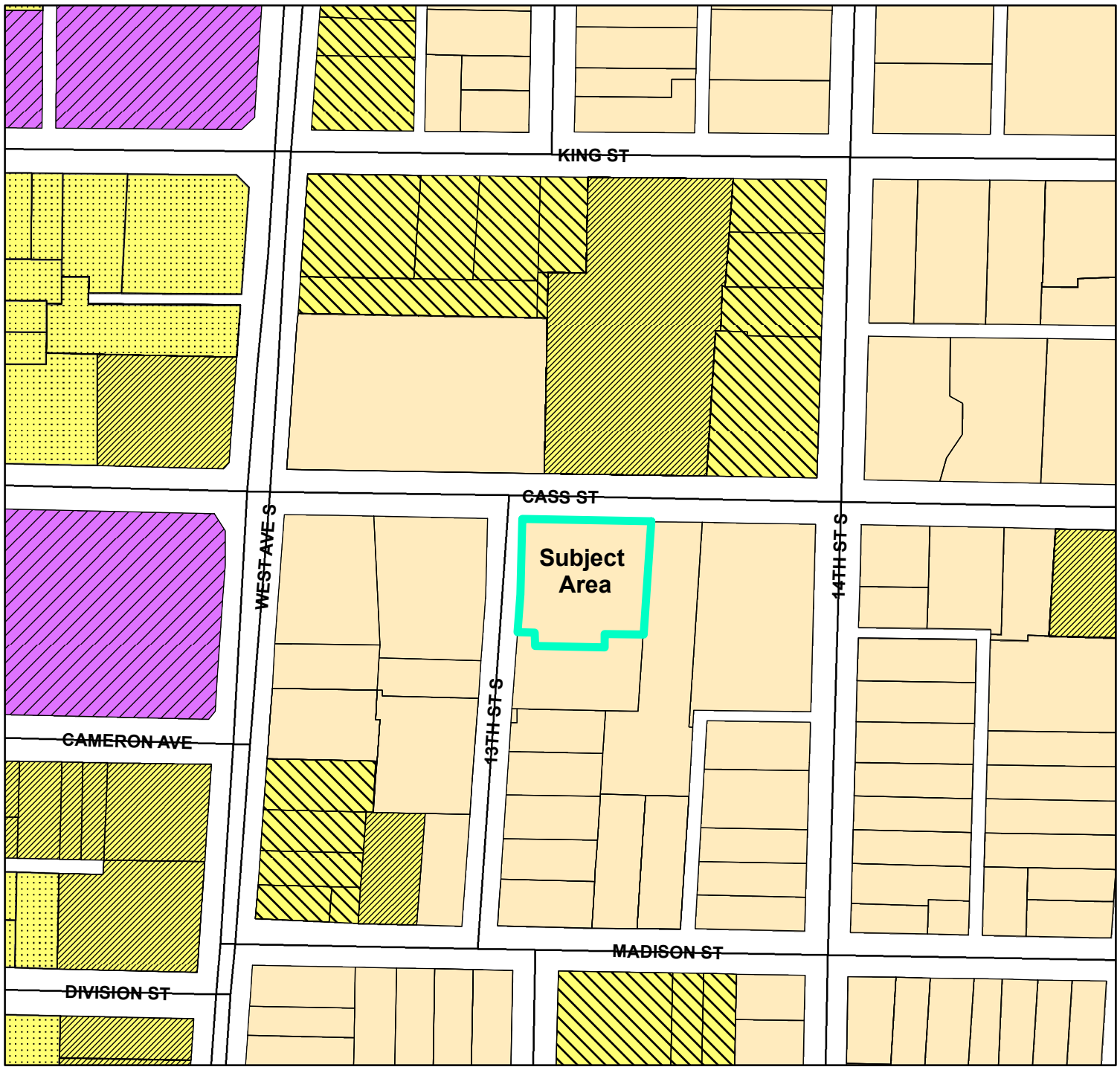


## BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY

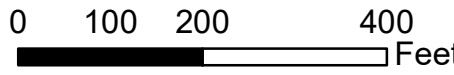






## BASIC ZONING DISTRICTS

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- C3 - COMMUNITY BUSINESS
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- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY







# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0069

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**Agenda Date:** 1/31/2023

**Version:** 1

**Status:** Recommended to be  
Re-referred

**In Control:** City Plan Commission

**File Type:** Ordinance

**Agenda Number:**

ORDINANCE NO.: \_\_\_\_\_

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific allowing for condos, apartments, temporary winter storage for recreational vehicles, and temporary flood evacuation storage at 455 Park Plaza Drive.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Planned Development District - General to the Planned Development District - Specific on the Master Zoning Map, to-wit:

*Tax Parcel 17-20246-10: HOESCHLER'S PARK PLAZA ADDN LOT 1 LOT SZ: 2.3743 AC*

*Tax Parcel 17-20273-10: PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT TO POB S17D8ME 223.05FT S89D 7MW 85.62FT N5D22ME 212.75FT TO POB & COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT S5D22MW 225.37FT TO POB S5D22MW 89.8 FT N88D44MW 225.92FT N26D7M 31SW 63.49FT N84D2ME 39.65FT N84D2ME 224FT TO POB & COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT S5D55MW 225.37FT S84D2MW 224 FT TO POB N6D13MW 92.2FT N80D13MW 235.5FT S4D13ME 91.11FT S80D13ME 239.63FT TO POB & 2 PRCLS LYG W SD LOT 1 1 COM NW OF LOT 1 S4D13ME 101.7FT N80D13MW TO WATERS EDGE NLY ALG WATERS EDGE TO EXTD N LN LOT 1 N72D52ME TO POB & LAND BOUNDED BY S LN PREV PRCL, S LN LOT 1 EXT D W & WATERS EDGE EX CSM NO. 14 VOL 17 DOC NO. 1683829*

*Tax Parcel: 17-20273-20: PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 353.76FT TO POB S17D8ME 200.75FT S72D 52MW 175.5FT N5D22ME 78.53FT N88D44MW 247.17FT TO WATERS EDGE NLY 65FT S88D44ME 239.75FT N5D22ME 102.42FT N89D7ME 85.62FT TO POB*

*Tax Parcel 17-20273-50: PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 555.27FT TO N LN OF DR S72D52MW 175.5 FT TO POB N5D22ME 78.53FT N88D44MW 236FT SLY ALG WATERS EDGE TO EXT D N LN OF DR N72D52ME TO POB LOT SZ: .7003 AC*

*Tax Parcel 17-20273-11: CERTIFIED SURVEY MAP NO. 14 VOL 17 DOC NO. 1683829 THAT PRT LOT 2 LYG SLY OF N LN LOT 1 HOESCHLERS PARK PLAZA ADDN EXT D WLY TO THE WATERS EDGE*

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

\_\_\_\_\_  
Mitch Reynolds, Mayor

\_\_\_\_\_  
Nikki M. Elsen, City Clerk

Passed:  
Approved:  
Published:

Mark Pretasky  
2PM LLC  
333 Park Plaza Dr  
La Crosse, WI 54601  
608-386-8660



January 6, 2023

To Whom It May Concern,

I am in the processing of closing on the property north of and connecting to my business Pettibone Resort. This property, 455 Park Plaza Drive, is currently owned by Hanover Direct and included is their letter approving the zoning changes we are requesting.

My short term plans include the demolition of the current building within the next two years.

The long term plan is to develop the property with condominiums and apartments, which would be an asset to the city of La Crosse. I am also planning to use approximately one acre of the land that is connected to Pettibone Resort for temporary flood evacuation storage and temporary winter RV storage. We have been using this property for flood storage in accordance with our mandated flood plan, which is approved by the Mayor, Police Chief and Director of Parks and Recreation annually, for over 30 years.

I am not currently signing the application as the owner because at the time of filing Hanover Direct is still the owner of the property. The purchase of the property by 2PM LLC will be completed by January 20<sup>th</sup> at which time I will be happy to sign the form.

Thank you.

Mark Pretasky

## Zoning for Property at 455 Park Plaza Drive

From: Michelle Wilcox (mwilcox@hanoverdirect.com)

To: mhpretasky@yahoo.com

Date: Tuesday, January 3, 2023 at 12:51 PM CST

Hanover Direct, In is aware of the proposed zoning change for 455 Park Plaza Drive and is in favor of this change.

Michelle Wilcox  
Director of Operations  
Hanover Direct, Inc.

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):

2 PM LLC Mark Pretasky  
333 Park Plaza Dr.  
LaCrosse, WI 54601

Owner of site (name and address):

American Down-Textile Co. (Hannover Direct)  
2929 Airport Road  
LaCrosse, WI 54603

Address of subject premises:

455 Park Plaza Dr.  
LaCrosse, WI 54601

Tax Parcel No.: 17-20273-20 ✓, 17-20273-50 ✓, 17-20273-10 ✓  
17-20273-11 17-20246-10 ✓

Legal Description: SEE ATTACHED

PDD/TND:  General  Specific  General & Specific

Zoning District Classification: Planned Development-General

Proposed Zoning Classification: Planned Development-Specific

Is the property located in a floodway/floodplain zoning district?  Yes  No  (TND)

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

Property is Proposed to be Used For: Condo and apartment development and Pettibone  
Resort's Emergency Flood Plan evacuation and  
RV storage.

Proposed Rezoning is Necessary Because (Detailed Answer):  
the temporary storage of RV's is not specifically  
mentioned in current zoning.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):  
the land  
the storage is temporary and has been used  
in this capacity for over 30 years. It is also  
vital for Pettibone Resort's evacuation plan.

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

over 80% of the land will be used to develop new housing, therefore adding to the city of La Crosse 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 \_\_\_\_\_ 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)

\_\_\_\_\_  
(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.

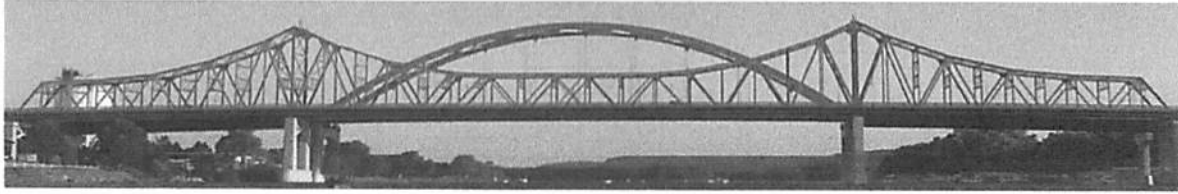
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**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 9<sup>th</sup> day of January, 2023

Signed: [Signature], Plan Admin  
Director of Planning & Development



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

## Parcel Search:

Searching by the tax parcel number (found on the tax bill) will provide the most accurate results. If this information is unavailable, you can also search by Address, owner, or land survey information.

Not finding what you are looking for? You may want to try our [advance search](#)

Search By: **Property Address** ▼

House #:  Street Name:  Street Type:  Direction:  City:

Parcels on Current Tax Roll are Blue | Parcels on Next Year's Tax roll are Red

Show **10** ▼ entries

Name	Address	City(Postal)	Municipality	Public Land Survey	Tax Parcel
COMPANY OFFICE INC THE ATTN: ACCOUNT PAYABLE DEPT AMERICAN DOWN & TEXTILE CO	455 PARK PLAZA DR	LA CROSSE	City of La Crosse	13-104-04-SE-NW	17-20273-20
COMPANY OFFICE INC THE ATTN: ACCOUNT PAYABLE DEPT AMERICAN DOWN & TEXTILE CO	455 PARK PLAZA DR	LA CROSSE	City of La Crosse	13-104-04-SE-NW	17-20273-50
COMPANY OFFICE INC THE ATTN: ACCOUNT PAYABLE DEPT AMERICAN DOWN & TEXTILE CO	455 PARK PLAZA DR	LA CROSSE	City of La Crosse	13-104-04-SE-NW	17-20273-10
COMPANY OFFICE INC THE ATTN: ACCOUNT PAYABLE DEPT C/O AMERICAN DOWN & TEXTILE CO	455 PARK PLAZA DR	LA CROSSE	City of La Crosse	13-104-04-SE-NW	17-20246-10

Showing 1 to 4 of 4 entries

Previous  Next

### 455 PARK PLAZA DR LA CROSSE

Parcel: 17-20246-10  
 Internal ID: 30331  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 2.680  
 Township: 104  
 Range: 04  
 Section: 13

**Abbreviated Legal Description:**

HOESCHLER'S PARK PLAZA ADDN LOT 1 LOT SZ: 2.3743 AC

**Property Addresses:**

Street Address	City(Postal)
455 PARK PLAZA DR	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
COMPANY OFFICE INC THE ACCOUNT PAYABLE DEPT AMERICAN DOWN & TEXTILE CO	Owner Attention In Care Of	500 COMPANY STORE RD  2929 AIRPORT RD	LA CROSSE  LA CROSSE	WI  WI	54601-4400  54603

**Districts:**

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N
CDZ	Community Development Zone	N
0030	La Crosse TIF 10	N

**Additional Information:**

Code	Description	Taxation District
2020+ VOTING SUPERVISOR	2020+ Supervisor District 9	
2020+ VOTING WARDS	2020+ Ward 13	
Use	OFFICES	

**Lottery Tax Information:**

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

### Tax Information:

**Billing Information:**

Bill Number: 5894  
 Billed To: ATTN: ACCOUNT PAYABLE DEPT  
 COMPANY OFFICE INC THE  
 C/O AMERICAN DOWN & TEXTILE CO  
 2929 AIRPORT RD  
 LA CROSSE WI 54603  
 Total Tax: 17615.25  
 Payments Sch.  
 1-31-2023 4403.79  
 3-31-2023 4403.82  
 5-31-2023 4403.82



### 455 PARK PLAZA DR LA CROSSE

Parcel: 17-20273-10  
 Internal ID: 70756  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 1.130  
 Township: 104  
 Range: 04  
 Section: 13

**Abbreviated Legal Description:**

PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT TO POB S17D8ME 223.05FT S89D 7MW 85.62FT N5D22ME 212.75FT TO POB & COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT S5D22MW 225.37FT TO POB S5D22MW 89.8 FT N88D44MW 225.92FT N26D7M 31SW 63.49FT N84D2ME 39.65FT N84D2ME 224FT TO POB & COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT S5D55MW 225.37FT S84D2MW 224 FT TO POB N6D13MW 92.2FT N80D13MW 235.5FT S4D13ME 91.11FT S80D13ME 239.63FT TO POB & 2 PRCLS LYG W SD LOT 1 1 COM NW OF LOT 1 S4D13ME 101.7FT N80D13MW TO WATERS EDGE NLY ALG WATERS EDGE TO EXTD N LN LOT 1 N72D52ME TO POB & LAND BOUNDED BY S LN PREV PRCL, S LN LOT 1 EXTD W & WATERS EDGE EX CSM NO. 14 VOL 17 DOC NO. 1683829

**Property Addresses:**

Street Address	City(Postal)
455 PARK PLAZA DR	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
COMPANY OFFICE INC THE ACCOUNT PAYABLE DEPT	Owner	500 COMPANY STORE RD	LA CROSSE	WI	54601-4400
AMERICAN DOWN & TEXTILE CO	Attention Owner	2929 AIRPORT RD	LA CROSSE	WI	54603

**Districts:**

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N
CDZ	Community Development Zone	N
0030	La Crosse TIF 10	N

**Additional Information:**

Code	Description	Taxation District
2020+ VOTING SUPERVISOR	2020+ Supervisor District 9	
2020+ VOTING WARDS	2020+ Ward 13	
Use	VACANT LOT	

**Lottery Tax Information:**

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

### Tax Information:

**Billing Information:**

Bill Number: 6009  
 ATTN: ACCOUNT PAYABLE DEPT  
 COMPANY OFFICE INC THE  
 Billed To: AMERICAN DOWN & TEXTILE CO  
 2929 AIRPORT RD  
 LA CROSSE WI 54603

### 455 PARK PLAZA DR LA CROSSE

Parcel: 17-20273-50  
 Internal ID: 30580  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.700  
 Township: 104  
 Range: 04  
 Section: 13

#### Abbreviated Legal Description:

PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 555.27FT TO N LN OF DR S72D52MW 175.5 FT TO POB N5D22ME 78.53FT N88D44MW 236FT SLY ALG WATERS EDGE TO EXTD N LN OF DR N72D52ME TO POB LOT SZ.:7003 AC

#### Property Addresses:

Street Address	City(Postal)
455 PARK PLAZA DR	LA CROSSE

#### Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
COMPANY OFFICE INC THE ACCOUNT PAYABLE DEPT	Owner	500 COMPANY STORE RD	LA CROSSE	WI	54601-4400
AMERICAN DOWN & TEXTILE CO	Owner	2929 AIRPORT RD	LA CROSSE	WI	54603

#### Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N
CDZ	Community Development Zone	N
0030	La Crosse TIF 10	N

#### Additional Information:

Code	Description	Taxation District
2020+ VOTING SUPERVISOR	2020+ Supervisor District 9	
2020+ VOTING WARDS	2020+ Ward 13	
Use	VACANT LOT	

#### Lottery Tax Information:

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

### Tax Information:

#### Billing Information:

Bill Number: 6013  
 Billed To: ATTN: ACCOUNT PAYABLE DEPT  
 COMPANY OFFICE INC THE  
 AMERICAN DOWN & TEXTILE CO  
 2929 AIRPORT RD  
 LA CROSSE WI 54603  
 Total Tax: 685.29  
 Payments Sch. 1-31-2023 171.33  
 3-31-2023 171.32

### 455 PARK PLAZA DR LA CROSSE

Parcel: 17-20273-20  
 Internal ID: 30576  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 1.017  
 Township: 104  
 Range: 04  
 Section: 13

**Abbreviated Legal Description:**

PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 353.76FT TO POB S17D8ME 200.75FT S72D 52MW 175.5FT N5D22ME 78.53FT N88D44MW 247.17FT TO WATERS EDGE NLY 65FT S88D44ME 239.75FT N5D22ME 102.42FT N89D7ME 85.62FT TO POB

**Property Addresses:**

Street Address	City(Postal)
455 PARK PLAZA DR	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
COMPANY OFFICE INC THE ACCOUNT PAYABLE DEPT	Owner Attention	500 COMPANY STORE RD	LA CROSSE	WI	54601-4400
AMERICAN DOWN & TEXTILE CO	Owner	2929 AIRPORT RD	LA CROSSE	WI	54603

**Districts:**

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N
CDZ	Community Development Zone	N
0030	La Crosse TIF 10	N

**Additional Information:**

Code	Description	Taxation District
2020+ VOTING SUPERVISOR	2020+ Supervisor District 9	
2020+ VOTING WARDS	2020+ Ward 13	
Use	VACANT LOT	

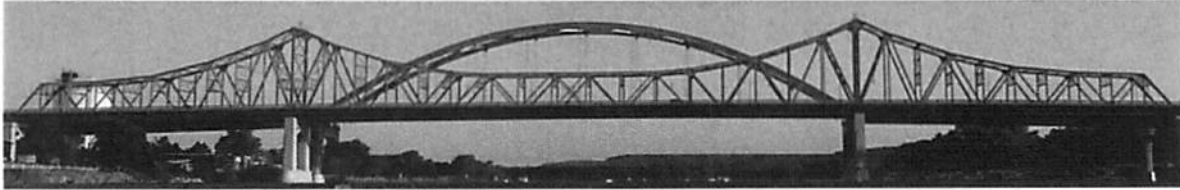
**Lottery Tax Information:**

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

### Tax Information:

**Billing Information:**

Bill Number: 6011  
 ATTN: ACCOUNT PAYABLE DEPT  
 COMPANY OFFICE INC THE  
 Billed To: AMERICAN DOWN & TEXTILE CO  
 2929 AIRPORT RD  
 LA CROSSE WI 54603  
 Total Tax: 5045.72  
 Payments Sch. 1-31-2023 1261.43



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

Parcel: 17-20273-11 Internal ID: 70755  
Municipality: City of La Crosse Record Status: Current

Print View

### Parcel Information:

Parcel: 17-20273-11  
Internal ID: 70755  
Municipality: City of La Crosse  
Record Status: Current  
On Current Tax Roll: Yes  
Total Acreage: 0.050  
Township: 104  
Range: 04  
Section: 13

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

### Legal Description:

CERTIFIED SURVEY MAP NO. 14 VOL 17 DOC NO. 1683829 THAT PRT LOT 2 LYG SLY OF N LN LOT 1 HOESCHLERS PARK PLAZA ADDN EXTD WLY TO THE WATERS EDGE

### Property Addresses:

Street Address City(Postal)

### Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
COMPANY OFFICE INC THE	Owner	500 COMPANY STORE RD	LA CROSSE	WI	54601-4400
ATTN: ACCOUNT PAYABLE DEPT	Attention				
AMERICAN DOWN & TEXTILE CO	Owner	2929 AIRPORT RD	LA CROSSE	WI	54603

### Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
2	Book 2	N
CDZ	Community Development Zone	N
0030	La Crosse TIF 10	N

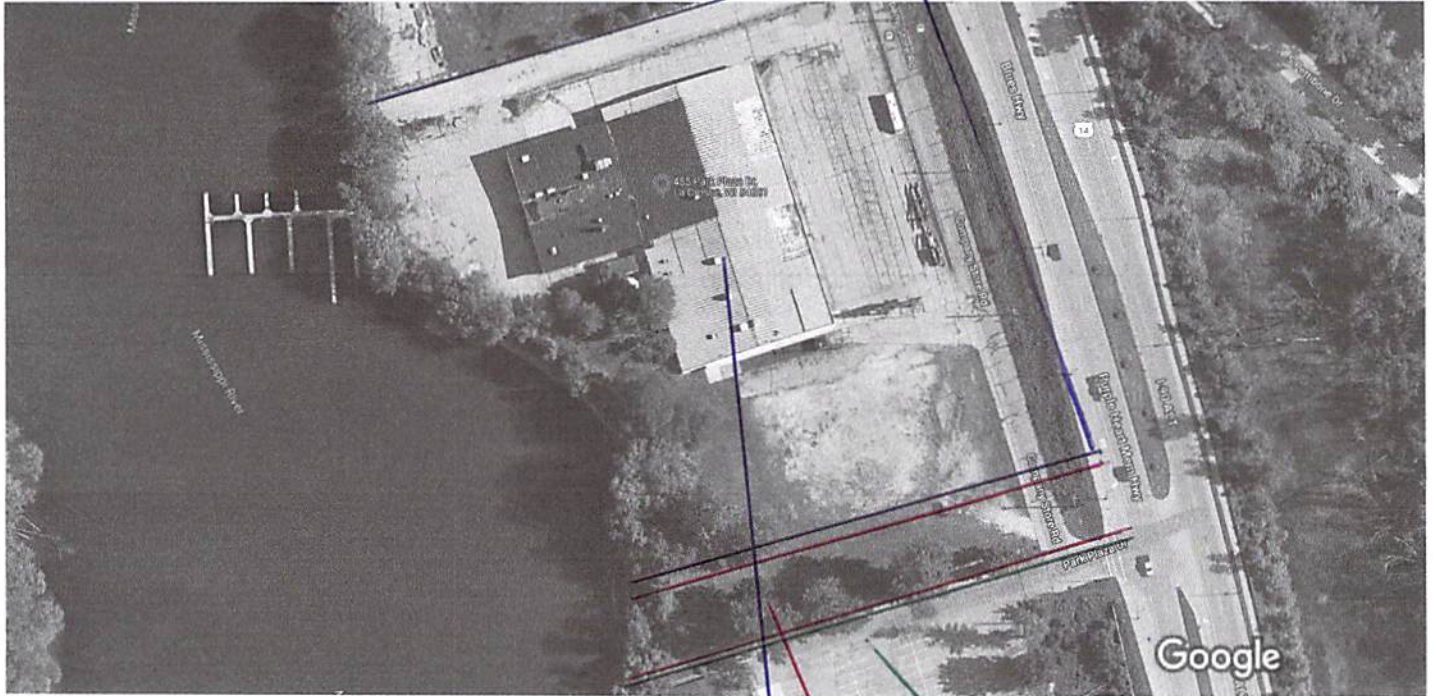
### Additional Information

Category	Description
2020+ VOTING SUPERVISOR	2020+ Supervisor District 9
2020+ VOTING WARDS	2020+ Ward 13
Use	VACANT LOT

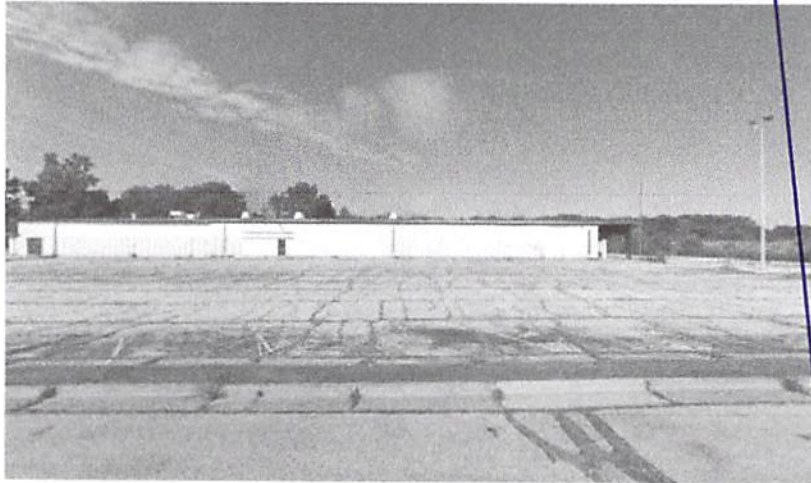
### Lottery Tax Information ⓘ

Lottery Credits Claimed: 0  
Lottery Credit Application Date:

# Google Maps 455 Park Plaza Dr









Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 50 ft



*Pettibone Resort*  
*Condo's & Storage (RVs)*  
*Condo's & Apartments*

## 455 Park Plaza Dr Building

-   
Directions
-   
Save
-   
Nearby
-   
Send to phone
-   
Share

 455 Park Plaza Dr, La Crosse, WI 54601

**NOTICE OF HEARING ON  
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

**AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific allowing for condos, apartments, temporary winter storage for recreational vehicles, and temporary flood evacuation storage at 455 Park Plaza Drive.**

**Property is presently: vacant**

**Property is proposed to be used as: condo and apartment development, emergency flood evacuation and RV storage**

**Rezoning is necessary: because the temporary storage of RVs is not allowed in current zoning**

*Tax Parcel 17-20246-10: HOESCHLER'S PARK PLAZA ADDN LOT 1 LOT SZ: 2.3743 AC*

*Tax Parcel 17-20273-10: PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT TO POB S17D8ME 223.05FT S89D 7MW 85.62FT N5D22ME 212.75FT TO POB & COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT S5D22MW 225.37FT TO POB S5D22MW 89.8 FT N88D44MW 225.92FT N26D7M 31SW 63.49FT N84D2ME 39.65FT N84D2ME 224FT TO POB & COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT S5D55MW 225.37FT S84D2MW 224 FT TO POB N6D13MW 92.2FT N80D13MW 235.5FT S4D13ME 91.11FT S80D13ME 239.63FT TO POB & 2 PRCLS LYG W SD LOT 1 1 COM NW OF LOT 1 S4D13ME 101.7FT N80D13MW TO WATERS EDGE NLY ALG WATERS EDGE TO EXT D N LN LOT 1 N72D52ME TO POB & LAND BOUNDED BY S LN PREV PRCL, S LN LOT 1 EXT D W & WATERS EDGE EX CSM NO. 14 VOL 17 DOC NO. 1683829*

*Tax Parcel: 17-20273-20: PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 353.76FT TO POB S17D8ME 200.75FT S72D 52MW 175.5FT N5D22ME 78.53FT N88D44MW 247.17FT TO WATERS EDGE NLY 65FT S88D44ME 239.75FT N5D22ME 102.42FT N89D7ME 85.62FT TO POB*

*Tax Parcel 17-20273-50: PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 555.27FT TO N LN OF DR S72D52MW 175.5 FT TO POB N5D22ME 78.53FT N88D44MW 236FT SLY ALG WATERS EDGE TO EXT D N LN OF DR N72D52ME TO POB LOT SZ: 7003 AC*

*Tax Parcel 17-20273-11: CERTIFIED SURVEY MAP NO. 14 VOL 17 DOC NO. 1683829 THAT PRT LOT 2 LYG SLY OF N LN LOT 1 HOESCHLERS PARK PLAZA ADDN EXT D WLY TO THE WATERS EDGE*

The City Plan Commission will meet to consider such application on **Monday, January 30, 2023 at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, January 31, 2023 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, February 9, 2023 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) (search for File 23-0069).

Dated this 12<sup>th</sup> day of January, 2023.

Nikki M. Elsen, City Clerk  
City of La Crosse

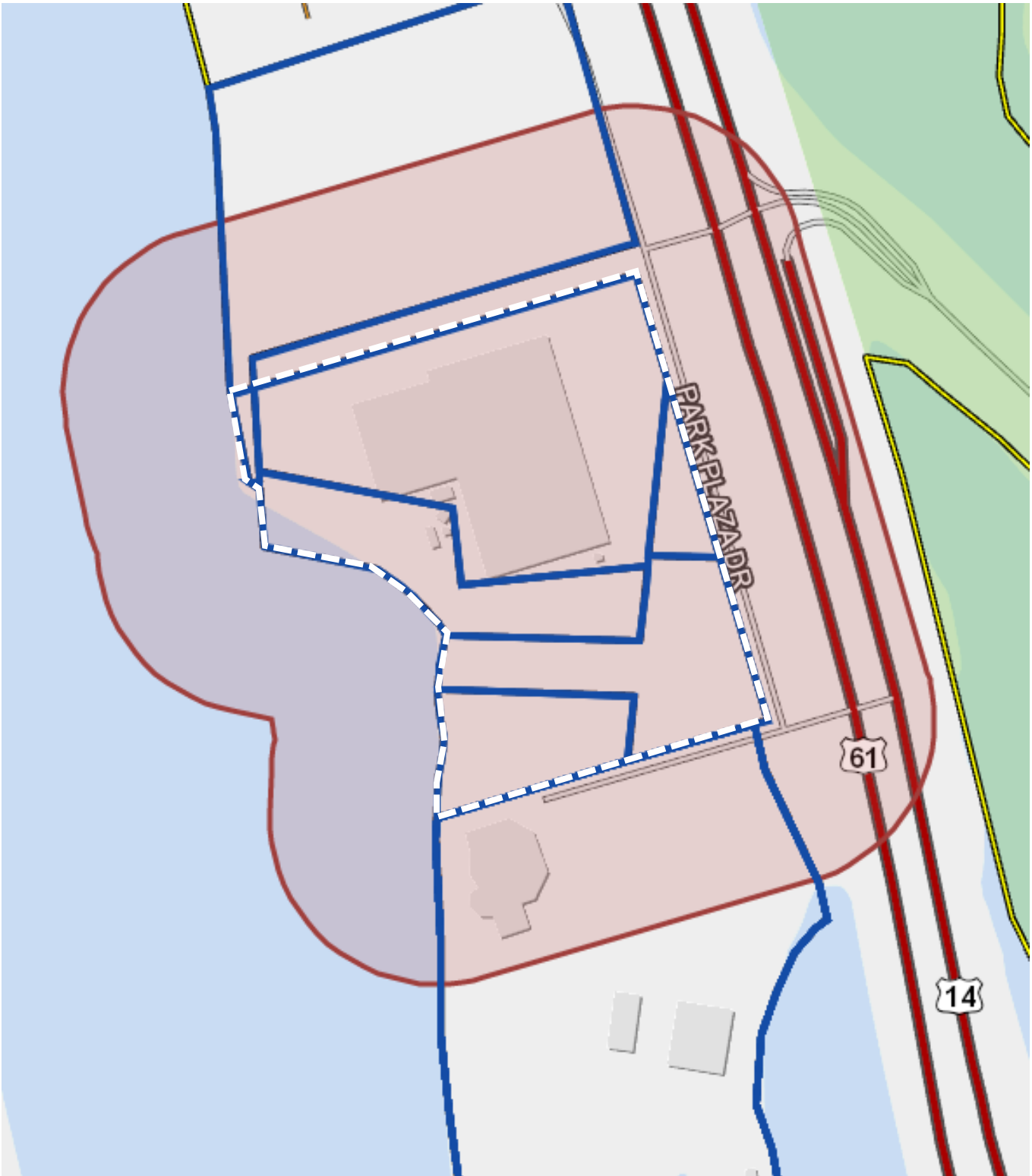
-----  
Publish: January 17 and 24, 2023  
One (1) Affidavit

<b>Tax Parcel Number</b>	<b>OwnerName</b>	<b>PROPADDCOMP</b>	<b>Mailing Address</b>	<b>MailCityStateZip</b>
17-20273-35	CITY OF LACROSSE	617 PETTIBONE DR S	400 LA CROSSE ST	LA CROSSE WI 54601
17-20273-35	CITY OF LACROSSE	501 PETTIBONE DR S HNGR 7	400 LA CROSSE ST	LA CROSSE WI 54601
17-20273-35	CITY OF LACROSSE	501 PETTIBONE DR S HNGR 8	400 LA CROSSE ST	LA CROSSE WI 54601
17-20273-35	CITY OF LACROSSE	501 PETTIBONE DR S HNGR 9	400 LA CROSSE ST	LA CROSSE WI 54601
17-20273-35	CITY OF LACROSSE	501 PETTIBONE DR S HNGR 10	400 LA CROSSE ST	LA CROSSE WI 54601
17-20273-35	CITY OF LACROSSE	501 PETTIBONE DR S HNGR 11	400 LA CROSSE ST	LA CROSSE WI 54601
17-20273-35	CITY OF LACROSSE	501 PETTIBONE DR S HNGR 12	400 LA CROSSE ST	LA CROSSE WI 54601
17-20273-35	CITY OF LACROSSE	501 PETTIBONE DR S HNGR 14	400 LA CROSSE ST	LA CROSSE WI 54601
17-20273-35	CITY OF LACROSSE	501 PETTIBONE DR S HNGR 15	400 LA CROSSE ST	LA CROSSE WI 54601
17-20246-32	WATER PLACE ONE LLC	529 PARK PLAZA DR	920 10TH AVE N	ONALASKA WI 54650

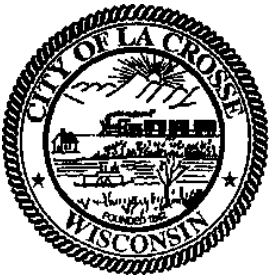
**Properties within 200 feet of 455 Park Plaza Drive  
(Parcels 17-20273-10, 17-20273-11, 17-20273-20, 17-20273-50, 17-20246-10)**

Applicant	2PM LLC	333 PARK PLAZA DR	LA CROSSE WI 54601
Property Owner	AMERICAN DOWN & TEXTILE CO. (HANOVER DIRECT)	2929 AIRPORT RD	LA CROSSE WI 54601





455 Park Plaza Drive - Subject parcels with dashed outlined



# CITY CLERK'S OFFICE

400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-7510  
cityclerk@cityoflacrosse.org  
www.cityoflacrosse.org

January 12, 2023

ATTN JORDAN THOLE

STATE OF WI DEPARTMENT OF NATURAL RESOURCES  
3550 MORMON COULEE RD  
LA CROSSE WI 54601

Re: Amendment to Flood Plain Zoning Map

Enclosed please find a copy of *AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific allowing for condos, apartments, temporary winter storage for recreational vehicles, and temporary flood evacuation storage at 455 Park Plaza Drive.* and a copy of the hearing notice which will appear in the La Crosse Tribune on January 17 and 24, 2023.

You are receiving this notice because a portion of the property is located in a floodway/floodplain zoning district.

Sincerely,

Sondra Craig  
Deputy City Clerk  
[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)  
608-789-7549

Copied to:  
CARRIE J OLSON - STATE OF WI DEPARTMENT OF NATURAL RESOURCES  
JULIA MCCARTHY - NATURAL HAZARDS PROGRAM SPECIALIST - FEMA REGION 5

## **Craig, Sondra**

---

**From:** Peter Bentz <papa.pjb16@gmail.com>  
**Sent:** Saturday, January 28, 2023 3:48 PM  
**To:** Craig, Sondra  
**Cc:** Tim Golden  
**Subject:** File # 23-0069

[You don't often get email from papa.pjb16@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

**\*\*\* CAUTION: This email originated from an external sender. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. \*\*\***

To whom it may concern.

My wife, Danna and I are writing in opposition to the proposed amendment to Subsection 115-110 of the Code of Ordinances of the city of LaCrosse.

Our place of residence is our condo located 615 Pettibone Pointe Way, on property located just to the north of the property being considered for zoning change.

The City Plan Committee has expressed concerns about the long range plans coming to fruition and the site being only used as a parking lot for RVs and flood evacuation storage. We agree.

Even if the applicant submits a hastily produced site plan, there is no guarantee that the redevelopment will take place as is being promised.

Further more, the applicant has been issued 3 orders to discontinue the parking of the vehicles \ campers / storage at the site and has completely ignored them. Is this a premonition of things to come?

Thank You,  
Peter & Danna Bentz

It's Nice To Be Important,  
But Much More Important To Be Nice

## **Craig, Sondra**

---

**From:** Nancy Mueller <pnmueller@msn.com>  
**Sent:** Sunday, January 29, 2023 10:23 AM  
**To:** Craig, Sondra  
**Subject:** Rezoning - 455 Park Plaza Dr

[You don't often get email from pnmueller@msn.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

**\*\*\* CAUTION: This email originated from an external sender. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. \*\*\***

I am writing to you as a neighbor of the 455 Park Plaza Dr property and representative of the Pettibone Pointe community. We are strongly urging you to deny the request to zone this property for use of storing vehicles and allowing the condemned Company Store building to remain. We have no argument with developing the land for the purpose of improving the property (such as apartments, restaurants, or homes). As the entryway to the city of La Crosse, I would think the council would be in agreement that this property is an eyesore and a haven for criminal activity. It is on premium real estate and should be developed appropriately..

Nancy

## Craig, Sondra

---

**From:** Ed Evans <edlevans@gmail.com>  
**Sent:** Monday, January 30, 2023 9:48 AM  
**To:** Craig, Sondra  
**Subject:** 455 Park Plaza Drive

You don't often get email from edlevans@gmail.com. [Learn why this is important](#)

\*\*\* **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. \*\*\*

Dear ms. Craig:

I am writing to you as a neighbor of the 455 Park Plaza Dr property and a representative of the Pettibone Pointe community. We strongly urge you to deny the request to zone this property for use of storing vehicles and allow the condemned Company Store building to remain. We have no argument with developing the land for the purpose of improving the property (such as apartments, restaurants, or homes). As the entryway to the city of La Crosse, I think the council would agree that this property is an **eyesore and a haven for criminal activity**. It is on premium real estate and should be developed to elevate the feel and image of La Crosse.

Thank you for your support!

--

**Ed Evans**

[edlevans@gmail.com](mailto:edlevans@gmail.com)

**623.293.2925 mobile**

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF

**Lot 1, Hoeschler's Park Plaza Addition; also part of Lot 2, C.S.M.,  
V. 17, P. 14, D.N. 1683829; Government Lots 5 & 6, Section 13,  
T104N-R4W; City of La Crosse, La Crosse County, Wisconsin**

## SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lot 1, Hoeschler's Park Addition; Also part of Lot 2, Certified Survey Map, Volume 17, Page 14, Document Number 1683829, Government Lot 5 and Government Lot 6, Section 13, T104N-R4W, City of La Crosse, La Crosse County, Wisconsin described as follows:

Commencing at the northwest corner of Section 13, T104N-R4W, thence S 56°57'39" E 2300.13 feet to the northeast corner of Lot 1, Hoeschler's Park Plaza Addition, the southwesterly right-of-way line of Park Plaza Drive, and the point of beginning of this description:

thence, along the easterly line of said Lot 1 and its southerly extension, also being said southwesterly right-of-way line, S 17°28'40" E 555.23 feet;  
thence S 72°31'20" W 399.50 feet to the meander line of the West Channel of the Mississippi River;  
thence, along said meander line, N 00°12'20" E 149.04 feet;  
thence, continuing along said meander line, N 00°12'10" W 64.85 feet;  
thence, continuing along said meander line, N 26°28'11" W 63.49 feet;  
thence N 83°41'20" E 39.65 feet;  
thence N 80°33'40" W 56.65 feet to said meander line;  
thence, along said meander line, N 59°33'10" W 216.81 feet to the West line of said Lot 1, Hoeschler's Park Plaza Addition and the South line of Lot 2, Certified Survey Map, Volume 17, Page 14, Document Number 1683829;  
thence, along said South line, S 85°15'06" W 12.42 feet to the southwest corner of said Lot 2;  
thence, along the West line of said Lot 2, N 12°40'56" W 107.34 feet to the westerly extension of the North line of said Lot 1;  
thence, along said North line and its westerly extension, N 72°31'20" E 504.93 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of Attorney Skip Wieser, Acting Agent of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of the City of La Crosse in surveying and mapping the same.

Christopher W. Fechner PLS #2448  
Coulee Region Land Surveyors, LLC  
917 S. 4th Street  
La Crosse, WI 54601

Owner:  
American Down & Textile Co.  
C/O The Company Office Inc.  
2929 Airport Road  
La Crosse, WI 54603

## CITY OF LA CROSSE APPROVAL

Resolved that this Certified Survey Map is hereby approved by the City of La Crosse.

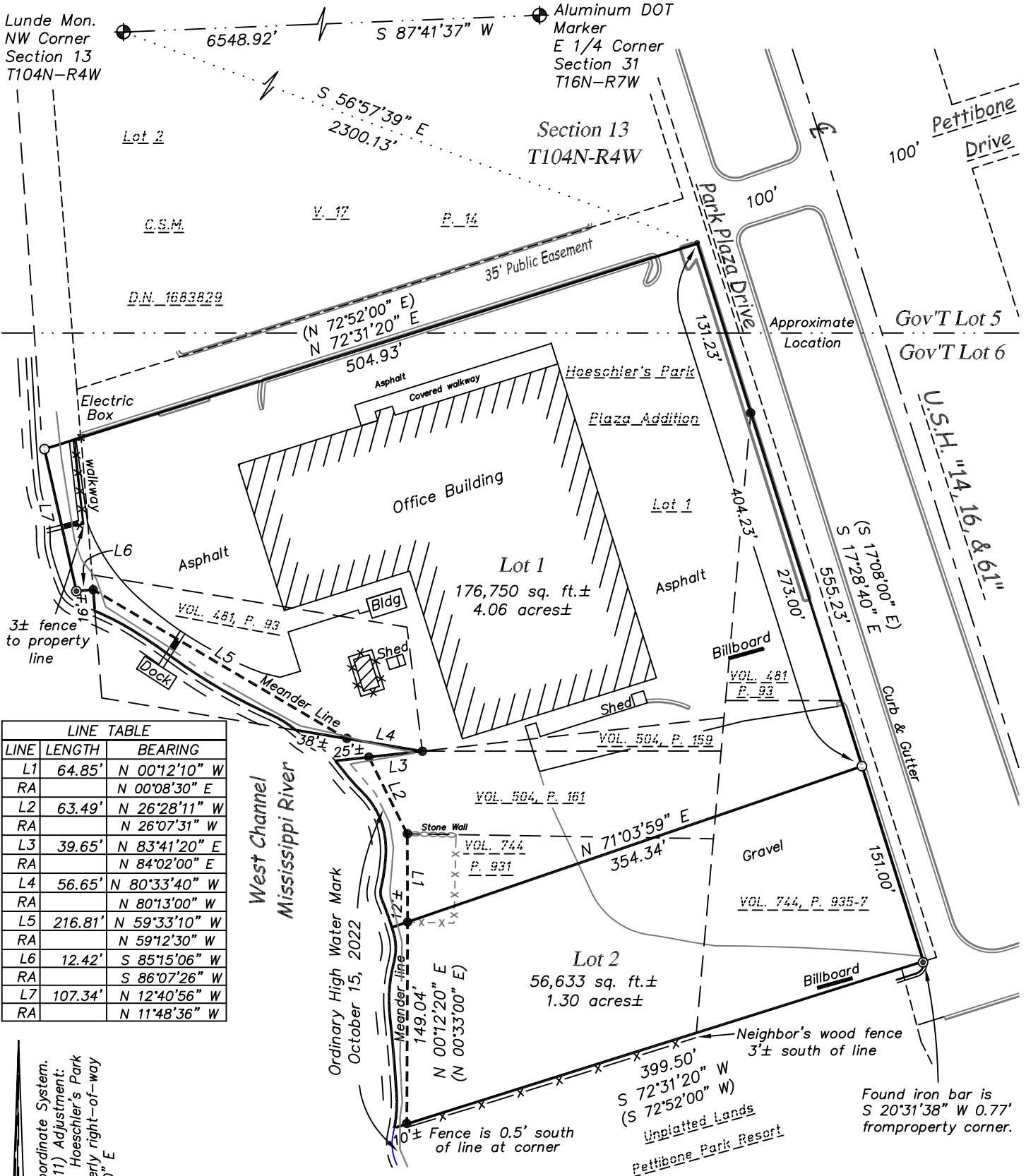
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
City Clerk

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

ALL OF

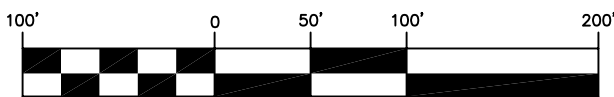
Lot 1, Hoeschler's Park Plaza Addition; also part of Lot 2, C.S.M.,  
V. 17, P. 14, D.N. 1683829; Government Lots 5 & 6, Section 13,  
T104N-R4W; City of La Crosse, La Crosse County, Wisconsin



LINE TABLE		
LINE	LENGTH	BEARING
L1	64.85'	N 00°12'10" W
RA		N 00°08'30" E
L2	63.49'	N 26°28'11" W
RA		N 26°07'31" W
L3	39.65'	N 83°41'20" E
RA		N 84°02'00" E
L4	56.65'	N 80°33'40" W
RA		N 80°13'00" W
L5	216.81'	N 59°33'10" W
RA		N 59°12'30" W
L6	12.42'	S 85°15'06" W
RA		S 86°07'26" W
L7	107.34'	N 12°40'56" W
RA		N 11°48'36" W

**Ordinary High Water Mark Note:**  
Any land below the OHWM of a Lake or a navigable stream is subject to the Public Trust in navigable waters that is established under Article IX, Section 1 of the State Constitution.

## Graphic Scale



( IN FEET )

1 inch = 100 ft.

## LEGEND

- = Found 1" Iron Pipe (unless stated otherwise)
- = Set 3/4" x 20" Rebar (1.50 lb/lin. ft.)
- ( ) = Recorded dimensions
- ⊙ = Found 3/4" Iron Bar
- = Found PK Nail
- ⊕ = Found County marker
- = Boundary of this survey
- - - = Centerline
- x-x- = Fence line

Bearing Basis: The La Crosse County Coordinate System. Referenced to the (WCCS) NAD 83 (2011) Adjustment. Referenced to the easterly line of Lot 1, Hoeschler's Park Plaza Addition, also being the southwesterly right-of-way line of Park Plaza Drive: S 17°28'40" E

S-2359H

SHEET 1 OF 2

**Agenda Item 23-0069 (Tim Acklin)**

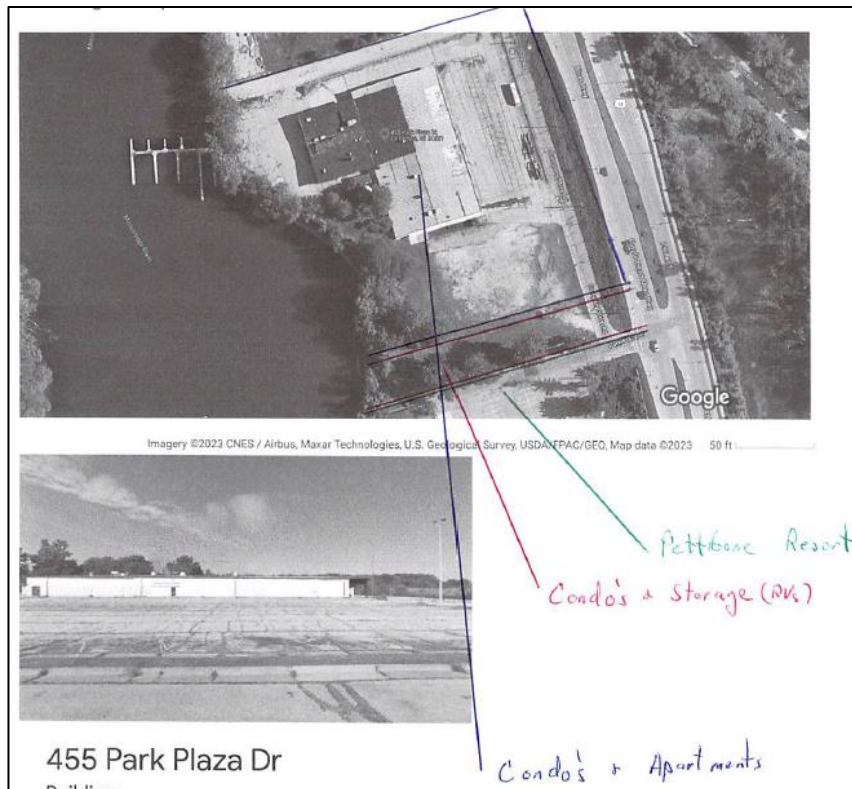
AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific allowing for condos, apartments, temporary winter storage for recreational vehicles, and temporary flood evacuation storage at 455 Park Plaza Drive.

**General Location**

Council District 9. Located on the west side of Hwy 14/61 across from the main entrance to Pettibone Park and along the West Channel of the Mississippi River. Former Company Store parcels. There is a public campground and RV sales business to the south, residential and vacant land to the north, and park land to the east. See attached **MAP PC23-0069**.

**Background Information**

The applicant, who currently owns and operates Pettibone Resort Campground and RV sales to the south, has purchased the six (6) Company Store parcels to the north. The applicant is requesting to rezone them to Planned Development-Specific with the short term (immediate) plan to use the southern portion of the site to park RVs, the mid-term plan (within 2 years) to demolish the existing office building, and the long-term plan to construct residential condominiums and apartments. The applicant has provided a map indicating the proposed uses and where they would be located on the site. See below.



**Recommendation of Other Boards and Commissions**

N/A



**Consistency with Adopted Comprehensive Plan**

The Future Land Use Map in the Comprehensive plan depicts these parcels as Commercial, which is not consistent with the proposed uses of RV storage and residential. However, these parcels were rezoned to Planned Development-General by the City when TID 10 was created in an effort to spur redevelopment that included a mix of uses and not just commercial.

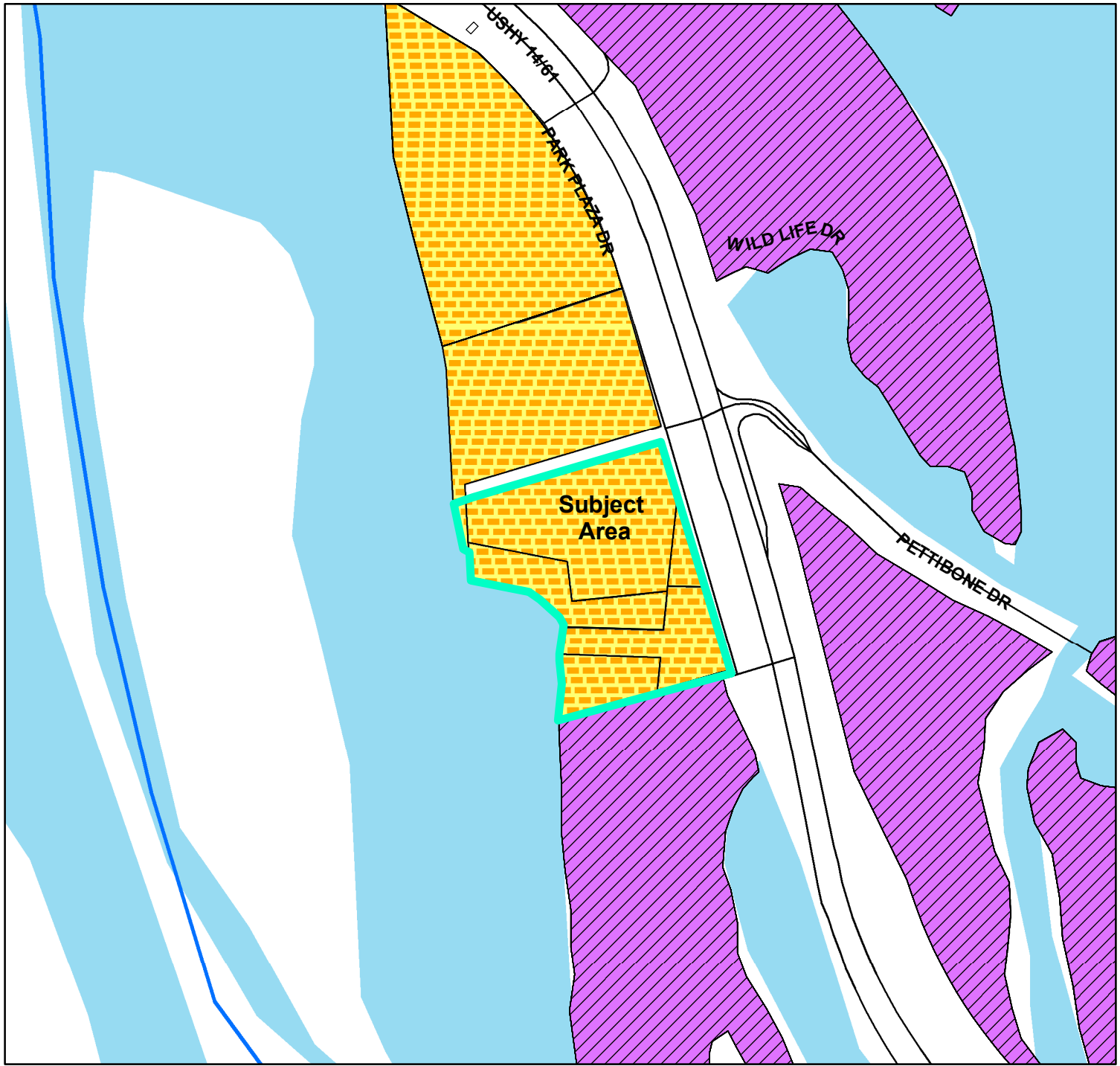
**Staff Recommendation**

Overall staff supports the long-term plan for redeveloping these parcels for higher density residential, which can be used to screen the southern portion of the site that the applicant would like to use for RV parking/storage. Staff would require that the parcels are combined and a Payment for Municipal Services Agreement is signed for when the existing building is demolished.

Staff does have concerns about the long-term plans coming to fruition and the site being only used as a parking lot for RVs. Planned Development-Specific zoning requires more detailed information/plans of the site, including a site plan, that was not provided by the applicant. Having these plans and information may give staff more confidence that the entire site will be redeveloped.

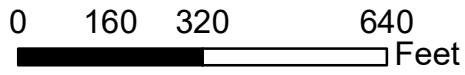
**This item is recommended to be referred to the March 2023 Common Council cycle so that the applicant can submit more detailed plans and the required information for Planned Development-Specific zoning.**

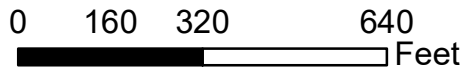
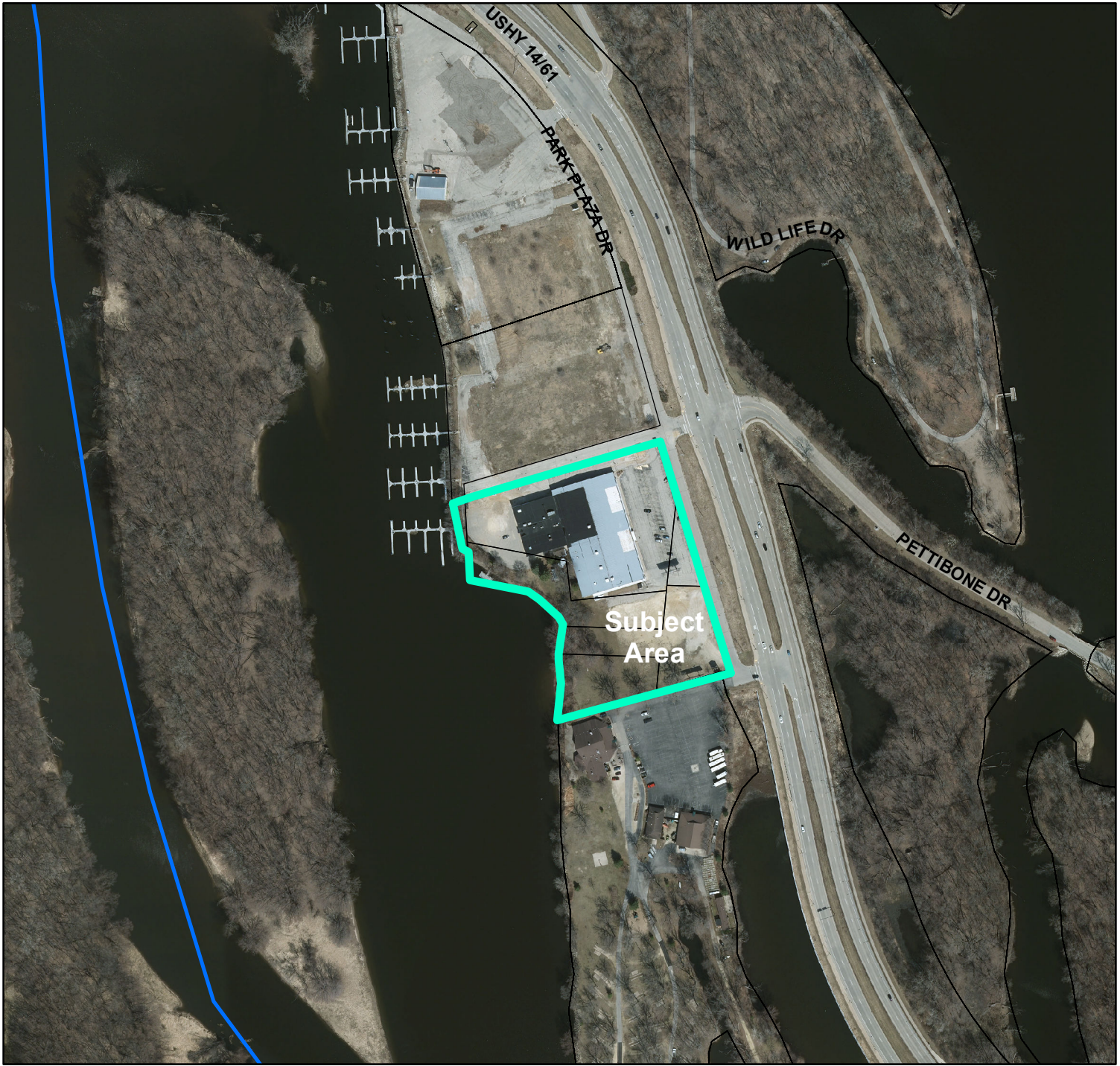
**Routing** J&A 1.31.2023



## BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





**OBJECTION TO  
AMENDMENT OF ZONING DISTRICT BOUNDARIES**  
(rev. 8/2020)

I/We hereby object to the amendment to the Zoning Code by the transfer of the following described land  
(include address and tax parcel number from Notice of Hearing): \_\_\_\_\_

Tax Parcel Numbers - 17-20246-10; 17-20273-10; 17-20273-20; 17-20273-50; and 17-20273-11  
Address - 455 Park Plaza Drive, La Crosse, WI 54601. See attached notice for legal descriptions.

from the PDD - General District to the PDD - Specific District.

I/We object for the following reason(s): \_\_\_\_\_  
See attached

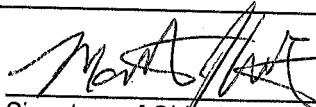
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I/We further certify that I am/we are the owner of the following described lands (include address and tax  
parcel number from tax bill): \_\_\_\_\_

Water Place One, LLC - 529 Park Plaza Drive, La Crosse, WI 54601 Tax Parcel Number : 17-20246-32

\_\_\_\_\_ ft. frontage on \_\_\_\_\_ Street

\_\_\_\_\_ ft. frontage on \_\_\_\_\_ Street

  
Signature of Objector \_\_\_\_\_ printed name Matthew J. Watson  
Water Place One, LLC

\_\_\_\_\_  
Signature of Objector \_\_\_\_\_ printed name

920 10th Ave N.  
Onalaska WI 54650

\_\_\_\_\_  
Address

**NOTE:** In order for the entire parcel to count toward the protest percentage, all owners must sign this objection. For example, if only the husband signs for a property that both husband and wife own, only one-half (1/2) of the parcel is counted in the protest percentage.

Completed forms should be submitted to the City Clerk prior to final action by the Common Council.  
Forms can be mailed to the address below or deposited in the green drop box on the north side of City Hall.  
Forms can also be emailed to [cityclerk@cityoflacrosse.org](mailto:cityclerk@cityoflacrosse.org).  
City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).



January 30, 2022

City of La Crosse  
City Hall  
c/o City Planning Department  
c/o City Clerk's  
400 La Crosse Street  
La Crosse, WI 54601

Re: Objection to Proposed Rezoning of Company Store site on Park Plaza Drive

To whom it may concern,

Our office represents Water Place One, LLC who owns both the property along the Mississippi River, behind the old Company Store location and the adjoining parcel. Water Place One, LLC has filed with the City Clerk's office an official objection to the proposed rezoning. This letter supplements that objection.

**Background:**

The former Holiday Inn site, which are the lands owned by Water Place One were seized by the County of La Crosse for back taxes in 2001. The City created TIF District Number 10 in 2003 to assist the County with redevelopment of the site.

Over the next 12 years, the County and the City considered various proposals for redevelopment of the site from out of town developers, none of which were successful.

In 2013, the County agreed to sell the property to a group of local developers. In 2014, we submitted an initial rezoning request to the City of La Crosse to build a residential development on the site. The City estimated that upon completion, the total assessed value of the site would be between \$6 million and \$8 million.

It took almost 4 years to get the necessary approvals from the Department of Transportation, the Department of Natural Resources, the County and the City for redevelopment of the site. Under the current plan, under Phase I, the property upon completion will house 25 condominiums. In three (3) years, even though we are not done, the assessed value of the properties has increased by close to \$9 million. Well over what the developer promised.

Water Place One has invested millions of dollars into this area and are still building new units. They are very concerned over a proposed rezoning which allows the outside storage of RV's, next door to over \$9 million in residential homes.

Water Place One has no objection to a residential development on the Company Store site. We look forward to working with an applicant to create a cohesive development that benefits all parties and the City of La Crosse.

As to the specifics of this request, Water Place One has the following concerns:

**1. Property Ownership:**

Water Place One owns the property along the Mississippi River, which is part of the rezoning request. The maps indicating that ownership is attached. Water Place One has not agreed to or signed off on the application for rezoning.

**2. Not enough detail:**

As indicated in the City Planning Department report, the proposed rezoning requires much more detail, including site plans, buildings plans, etc. There is not sufficient information in this application to evaluate the project.

**3. Outdoor Storage of RV's:**

Since 2003 and, when TIF 10 was created, the City's plan for this site was mixed use residential. There was potential discussion about some commercial, such as a small-scale hotel and/or restaurant. Nowhere within the plan for the past 20 years was there ever a discussion of using the property for outdoor storage/warehousing.

Even on a "temporary" basis for two years or more, using the property to store RV's is not compatible with the adjoining residential use or for Pettibone Park.<sup>1</sup>

As the City expressed numerous times during the design and review process for this site, Barren Island is a Gateway Entrance to downtown La Crosse. The City wants and expects higher end uses and development for this area. Outside RV storage does not meet that goal. The City rejected the idea of U-Haul storing trailers, etc. on the former Kmart site and this is no different.

We respectfully request the City reject the proposed zoning to allow the temporary outdoor storage of RV's or any type of outdoor storage on this site. We have no objection to a referral which would allow more detailed plans for a residential development on the site.

---

<sup>1</sup> The applicants are storing RV's on the site now, in violation of the zoning code. – Please see the enclosed photos.

Respectfully submitted,



Phillip James Addis  
On Behalf of Water Place One, LLC

1683829  
LACROSSE COUNTY  
REGISTER OF DEEDS  
CHERYL A. MCBRIDE  
FILED ON  
10/18/2016 01:39PM  
EXEMPT #:  
PAGES: 4

# CERTIFIED SURVEY MAP

FOR  
**WATER PLACE ONE, LLC**

LOTS 2, 3, 4 & 5, AND A VACATED SERVICE ROAD OF  
HOESCHLER'S PARK PLAZA ADDITION AND PART OF  
GOVERNMENT LOTS 5 & 6, ALL LOCATED IN A PART OF THE  
NORTHWEST 1/4, SECTION 13, TOWNSHIP 104 NORTH, RANGE 4  
WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



POINT OF BEGINNING OF  
BULKHEAD LINE  
PER ORDINANCE #2180,  
DOCUMENT NO. B14409  
  
P.O.C.  
NW COR.  
SEC. 13-104-4  
CAST ALUM. MON. FOUND

W. CHANNEL OF THE  
MISSISSIPPI RIVER

**TOTAL AREA  
9.433 ACRES  
(410,886 SQ. FT.)**

100-YR FLOOD PLAIN LINE PER  
MISSISSIPPI RIVER FLOOD INSURANCE  
STUDY DATED JANUARY 6, 2012.

**ORDINARY HIGH WATER MARK NOTE:**  
ANY LAND BELOW THE ORDINARY HIGH WATER  
MARK OF A LAKE OR A NAVIGABLE STREAM IS  
SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE  
WATERS THAT IS ESTABLISHED UNDER ARTICLE  
IX, SECTION 1, OF THE STATE CONSTITUTION.

**NOTE:**  
THE SUBJECT PROPERTY CONTAINS VARIOUS  
EXISTING EASEMENTS THAT ARE TO BE  
RELEASED BY SEPARATE DOCUMENTS.

### LEGEND

- - 3/4" x 18" REBAR SET
- ▲ - P-K NAIL FOUND
- △ - 1" IRON PIPE FOUND
- ⊙ - SECTION CORNER MON. FOUND

NORTH POINT REFERENCED TO THE  
WISCONSIN COUNTY COORDINATE  
SYSTEM, LA CROSSE COUNTY.

WATER'S EDGE  
(TYP)

N11°48'36"W 117.25'

BULKHEAD LINE  
PER ORDINANCE #2180,  
DOCUMENT NO. B14409

S86°07'26"W 12.42'

S58°53'28"E 252.74'

100-YR FLOOD PLAIN LINE  
PER MISSISSIPPI RIVER  
FLOOD INSURANCE STUDY  
DATED JANUARY 6, 2012.

PROPOSED PUBLIC WATERMAIN EASEMENT  
PER SEPARATE DOCUMENT  
  
L=628.62'  
R=1173.24'  
CB=S31°53'27"E  
CH=621.13'  
Δ=030°41'57"

CENTERLINE OF  
HWY "14"/"61" PER  
STATE DOT R/W  
PROJ. NO.  
5200-07-21

PROPOSED PUBLIC  
WATERMAIN EASEMENT  
PER SEPARATE  
DOCUMENT

SERVICE ROAD VACATED PER  
DOC. NO. 1683205

S16°37'47"E  
353.95'

LOT 2  
3.573 ACRES  
(155,630 SQ. FT.)

LOT 3

LOT 1  
5.860 ACRES  
(255,256 SQ. FT.)

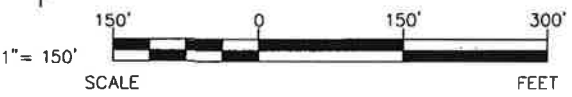
LOT 4

LOT 5

OWNER:  
WATER PLACE ONE, LLC  
920 10TH AVE NORTH  
ONALASKA, WI 54650

SHEET 1 OF 4 SHEETS

Var. in Pg. 14



Always a Better Plan

**EXCEL**  
ENGINEERING, INC.  
SURVEYING GROUP

100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
PHONE: (920) 926-9800  
FAX: (920) 926-9801

PROJECT NO. 1608430



**CERTIFIED SURVEY MAP**

LOTS 2, 3, 4 & 5, AND A VACATED SERVICE ROAD OF HOESCHLER'S PARK PLAZA ADDITION AND PART OF GOVERNMENT LOTS 5 & 6, ALL LOCATED IN A PART OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 104 NORTH, RANGE 4 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Water Place One, LLC, bounded and described as follows:

Lots 2, 3, 4 & 5, and a vacated service road of Hoeschler's Park Plaza Addition, and part of Government Lots 5 & 6, all located in a part of the Northwest 1/4, Section 13, Township 104 North, Range 4 West, City of La Crosse, La Crosse County, Wisconsin and being more particularly described as follows:

Commencing at the Northwest corner of said Section 13; thence South 75°-33'-14" East, a distance of 1,526.28 feet to the Northeast corner of said Lot 4, said point also being the point of beginning; thence 628.62 feet along the Westerly right-of-way line of U.S.H. "14"/"61" on a curve to the right having a radius of 1,173.24 feet, the chord of said curve bears South 31°-53'-27" East, a chord distance of 621.13 feet; thence South 16°-37'-47" East along said Westerly right-of-way line, a distance of 353.95 feet to the Easterly extension of the South line of said Lot 2; thence South 73°-22'-16" West along the South line of said Lot 2 and it's Easterly extension, a distance of 478.54 feet to the Southwest corner of said Lot 2; thence South 03°-45'-02" East along the West line of a 35' wide strip of land dedicated to the public per Hoeschler's Park Plaza Addition, a distance of 35.89 feet to the Northwest corner of Lot 1 of said Hoeschler's Park Plaza Addition; thence South 03°-41'-20" East along a West line of said Lot 1, a distance of 112.61 feet to a Westerly corner of said Lot 1; thence South 86°-07'-26" West, a distance of 12.42 feet to a point on a Bulkhead line per Ordinance No. 2180 recorded as Document No. 814409; thence North 11°-48'-36" West, along said Bulkhead line, a distance of 117.25 feet; thence North 03°-08'-35" West along said Bulkhead line, a distance of 304.00 feet; thence North 14°-38'-35" West along said Bulkhead line, a distance of 318.00 feet; thence North 13°-48'-36" West along said Bulkhead line, a distance of 189.00 feet; thence North 02°-48'-36" West along said Bulkhead line, a distance of 374.00 feet to the Northerly most point of said Bulkhead line; thence South 58°-53'-28" East, a distance of 252.74 feet to the point of beginning and containing 9.433 acres (410,886 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of La Crosse in surveying, dividing, and mapping the same.



*[Signature]*  
Ryan J. Wilgreen, P.L.S. No. S-2647  
ryan.w@excelengineer.com  
Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935

Project Number: 1608430

Var. in Pg. 14A

**CERTIFIED SURVEY MAP**

LOTS 2, 3, 4 & 5, AND A VACATED SERVICE ROAD OF HOESCHLER'S PARK PLAZA ADDITION AND PART OF GOVERNMENT LOTS 5 & 6, ALL LOCATED IN A PART OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 104 NORTH, RANGE 4 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE, LLC**

Water Place One, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

Water Place One, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of La Crosse

WITNESS the hand and seal of said owner this 13<sup>th</sup> day of October, 2016.

IN PRESENCE OF:

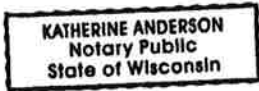
Water Place One, LLC

[Signature]  
Witness

Phillip James Addis  
Phillip James Addis agent

STATE OF WISCONSIN )  
LA CROSSE COUNTY )SS

Personally came before me this 13<sup>th</sup> day of October, 2016, the above named Phillip James Addis to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]  
Notary Public, LaCrosse County, WI  
My Commission Expires: 8/17/2018



102.17 sq. 14B

**CERTIFIED SURVEY MAP**

LOTS 2, 3, 4 & 5, AND A VACATED SERVICE ROAD OF HOESCHLER'S PARK PLAZA ADDITION AND PART OF GOVERNMENT LOTS 5 & 6, ALL LOCATED IN A PART OF THE NORTHWEST 1/4, SECTION 13, TOWNSHIP 104 NORTH, RANGE 4 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

**CITY ASSESSOR RESOLUTION**

Resolved that this Certified Survey Map located within the City of La Crosse, is hereby approved by the City Assessor.

Dated this 14<sup>TH</sup> day of OCTOBER, 2016.

  
Mark Schlafer, City Assessor

**FIRE PREVENTION AND BUILDING SAFETY RESOLUTION**

Resolved that this Certified Survey Map within the City of La Crosse, is hereby approved by the Chief Inspector.

Dated this 14<sup>th</sup> day of October, 2016.

  
David Reinhart, Chief Inspector

**COMMON COUNCIL RESOLUTION**

Resolved that this Certified Survey Map is hereby approved by the Common Council of the City of La Crosse.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Tim Kabat, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council.

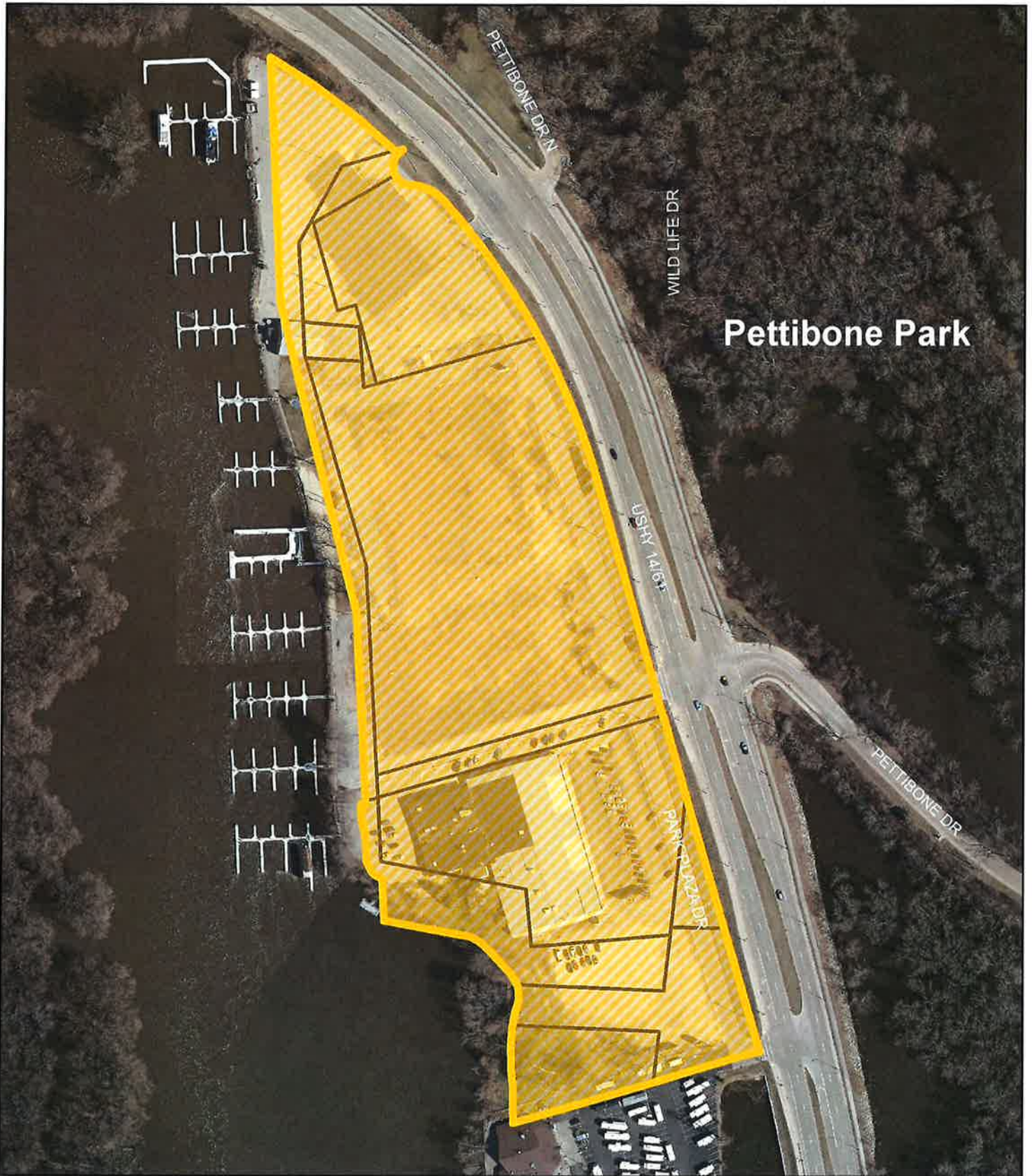
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.




\_\_\_\_\_  
Teri Lehrke, City Clerk

Ver. 17 Pg. 14C



# Tax Incremental District No. 10 - La Crosse, Wisconsin



-  TID 10 - Park Plaza
-  Tax Parcel Boundary
-  La Crosse City Limits

Map Produced by Jayme Stone, 2012;  
GIS Intern for the City of La Crosse





**Legal Descriptions and Tax Parcel Numbers:**

Tax Parcel 17-20246-10: HOESCHLER'S PARK PLAZA ADDN LOT 1 LOT SZ: 2.3743 AC

Tax Parcel 17-20273-10: PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT TO POB S17D8ME 223.05FT S89D 7MW 85.62FT N5D22ME 212.75FT TO POB & COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT S5D22MW 225.37FT TO POB S5D22MW 89.8 FT N88D44MW 225.92FT N26D7M 31SW 63.49FT N84D2ME 39.65FT N84D2ME 224FT TO POB & COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 131.47FT S5D55MW 225.37FT S84D2MW 224 FT TO POB N6D13MW 92.2FT N80D13MW 235.5FT S4D13ME 91.11FT S80D13ME 239.63FT TO POB & 2 PRCLS LYG W SD LOT 1 1 COM NW OF LOT 1 S4D13ME 101.7FT N80D13MW TO WATERS EDGE NLY ALG WATERS EDGE TO EXTD N LN LOT 1 N72D52ME TO POB & LAND BOUNDED BY S LN PREV PRCL, S LN LOT 1 EXTD W & WATERS EDGE EX CSM NO. 14 VOL 17 DOC NO. 1683829

Tax Parcel: 17-20273-20: PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 353.76FT TO POB S17D8ME 200.75FT S72D 52MW 175.5FT N5D22ME 78.53FT N88D44MW 247.17FT TO WATERS EDGE NLY 65FT S88D44ME 239.75FT N5D22ME 102.42FT N89D7ME 85.62FT TO POB

Tax Parcel 17-20273-50: PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLAZA ADDN S17D8ME 555.27FT TO N LN OF DR S72D52MW 175.5 FT TO POB N5D22ME 78.53FT N88D44MW 236FT SLY ALG WATERS EDGE TO EXTD N LN OF DR N72D52ME TO POB LOT SZ:.7003 AC

Tax Parcel 17-20273-11: CERTIFIED SURVEY MAP NO. 14 VOL 17 DOC NO. 1683829 THAT PRT LOT 2 LYG SLY OF N LN LOT 1 HOESCHLERS PARK PLAZA ADDN EXTD WLY TO THE WATERS EDGE

**Basis for Objection:**

In general, the property owner objects that the proposed use of winter and outdoor storage of RV's is not compatible with the neighborhood and adjoining uses.

Under the City of La Crosse Zoning Code – Section 115-156, if there are in Planned Development Districts:

*... a combination of uses such as including a variety of residential types, commercial, industrial, public and semi-public areas, it must be arranged and designed in accordance with sound land planning principles and development techniques; and in such a manner as to be properly related to each other, the surrounding community*

The proposed development of condo and apartments is compatible with the adjoining use of Pettibone Pointe, a condominium development and Pettibone Park owned by the City. This is over 90% of the adjoining property.

Outdoor storage of RV's is more common to industrial and commercial uses, not residential uses.

The Objector will submit further arguments at the public hearings on the proposed rezoning.

## Craig, Sondra

---

**From:** Tim Golden <timgolden@outlook.com>  
**Sent:** Tuesday, January 31, 2023 7:39 AM  
**To:** Craig, Sondra  
**Cc:** Woodard, Chris  
**Subject:** 455 Park Plaza Drive, 23-0069, Subsection 115-110 of the Code of Ordinances

You don't often get email from timgolden@outlook.com. [Learn why this is important](#)

\*\*\* **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. \*\*\*

City of La Crosse Officials,

My wife, Lynn Golden, and I are asking you to deny the request for changing the zoning at the Old Company Store site at 455 Park Plaza Dr and all of its connected parcels. We live in the closest residential area to this site at 621 Pettibone Pointe Way. And I am on the Board of the HOA for the Pettibone Pointe community. The Pettibone RV Park has been storing RV's on this parcel in violation of the current zoning. The current owners of the parcel was notified in November 2022 to correct the issues and have not complied. Please read the email below for details.

This area's intended to be for residential and commercial development consistent with the zoning requirements. We don't think any temporary storage of RV's and any other vehicles would be a good fit or look for this neighborhood or a reasonable use for this valuable property on the west channel of the Mississippi River. The current building on that site has been vacant for quite some time. It serves as a cover for vandalism and crime. We would be in favor of development consistent with the general outline from the applicant but would like the building torn down immediately and more details on what is proposed.

Lastly, we would ask that you enforce the 3 orders to correct per David Reinhart's email below.

Tim Golden

---

**From:** Reinhart, David <Reinhartd@cityoflacrosse.org>  
**Sent:** Tuesday, November 22, 2022 7:24 AM  
**To:** 'Tim Golden' <timgolden@outlook.com>  
**Cc:** Rafajko, Sarah <rafajkos@cityoflacrosse.org>; Young, Eddie <younged@cityoflacrosse.org>; Acklin, Tim <Acklint@cityoflacrosse.org>; Miller, Linnea <millerl@cityoflacrosse.org>  
**Subject:** RE: 455 Park Plaza Drive

Tim,

The current zoning is Planned Development District General. The property was rezoned in 2008 along with all the neighboring parcels. What that means is the City is open to the owner or a developer proposing a use and the Council can approve or deny that proposed use. It has been determined the current approved use is the same use that existed when the property was rezoned in 2008.

Three orders to correct have been issued:

Remove and discontinue parking of vehicles/campers on the property.  
Remove all outside storage from the property.  
Re-register the property as vacant.



If you have any questions feel free to contact me.

Thanks.

## David Reinhart

Chief Building Inspector

La Crosse Fire Department

Division of Community Risk Management

400 La Crosse St., La Crosse, WI. 54601

Office: 608-789-7564





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0071

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**Agenda Date:** 1/31/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Resolution

**Agenda Number:** 3

Resolution amending the Declaration of Restrictions for the Airport Industrial Park with respect to Lot 27 – 2930 Airport Road.

RESOLUTION

WHEREAS, the City of La Crosse received a request from Performance Elite Gymnastics, LLC, property-owner for Lot 27 in the Airport Industrial Park, to amend the Declaration of Restrictions in regards to employee parking, setbacks, building/structure versus lot ratio, and masonry; and

WHEREAS, Performance Elite Gymnastics is continuing to experience ongoing business growth and needs to expand its facility to accommodate this growth; and

WHEREAS, expanding the facility at Performance Elite Gymnastics' existing location in the Airport Industrial Park is prohibitive due to certain items contained in the Declaration of Restrictions; and

WHEREAS, the process for amending the covenants is in Section 16 of the Restrictions and states that modifications and amendments can be made with the signed consent of the majority of property-owners and a Resolution passed by three-fourths of the Common Council.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse hereby approves the amended Declaration of Restrictions of the Airport Industrial Park with respect to Lot 27.

BE IT FURTHER RESOLVED that the Director of Planning, Development and Assessment is hereby authorized to take any and all steps to implement this resolution.

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, the undersigned City of La Crosse, a municipal corporation, desires to develop industrial sites on the following described lands, to-wit:

A parcel of land located in the Southwest 1/4 - Southwest 1/4 of Section 6, and the Northwest 1/4 - Northwest 1/4, Southwest 1/4 - Northwest 1/4, and the Northwest 1/4 - Southwest 1/4 of Section 7, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more fully described as follows:

Commencing at the Southwest corner of said Section 7, Township 16 North, Range 7 West; thence North 0° 30' 26" West, 1,318.88 feet, along the West line of said Section 7, to the South 1/16 line of said Section 7; thence North 86° 09' 52" East, 33.06 feet, along said South 1/16 line to the East line of Lakeshore Drive and the point of beginning; thence continuing North 86° 09' 52" East, 1,185.49 feet, along said South 1/16 line to a point 1,750 feet Westerly of the centerline of the North/South Runway of the La Crosse Municipal Airport; thence North 0° 34' 18" West, 3,197.61 feet, parallel to and 1,750 feet Westerly of said North/South Runway, to a point 1,150 feet Southwesterly of the extended centerline of the Northwest-Southeast Runway; thence North 45° 38' 38" West, 1,663.59 feet, parallel to and 1,150 feet Southwesterly of the extended centerline of the Northwest-Southeast Runway, to a point on the Easterly right of way line of Lakeshore Drive and 33 feet Easterly of the West line of said Section 6; thence South 0° 16' 35" East, 483.82 feet, parallel to and 33 feet Easterly of the West line of said Section 6, along the Easterly right of way line of Lakeshore Drive; thence South 0° 31' 47" East, 2,637.37 feet, parallel to and 33 feet Easterly of the West line of said Section 7, and along the Easterly right of way line of Lakeshore Drive; thence South 0° 30' 26" East, 1,318.84 feet, parallel to and 33 feet Easterly of the West line of said Section 7, and along the Easterly right of way line of Lakeshore Drive to the point of beginning.

Said parcel contains 103.62 acres, more or less.

WHEREAS, the undersigned intends to sell the above described lands for use as industrial sites and to include such sites in a Tax Incremental District to be formed under §66.46, Wisconsin Statutes, to be known as "Tax Incremental District Number Three, City of La Crosse, Wisconsin."

NOW, THEREFORE, in consideration of the aforesaid and for the purpose of preserving the value of the industrial sites contained within the Tax Incremental District, as well as all lands located in the general vicinity of the District, the undersigned hereby declares and provides that all parcels of the lands above described shall be subject to the following restrictions, covenants and conditions, to-wit:

1. No building or any improvement shall be erected, placed or altered on any building site in this area until the plans for such building or improvement, including site plan, landscape plan, building plan and specifications have been approved by the Plan Commission of the City of La Crosse. Said commission shall approve or disapprove such plans with respect to conformity with these restrictions and other applicable enactments of the City and with respect to harmony of external design and land use as it affects property within and adjacent to this area. Failure of the aforesaid commission to act upon such building or improvement plans within 60 days after submission to the La Crosse City Clerk shall constitute an approval of such plans.
  
2. No part or portion of any building shall be erected, constructed or extended nearer than forty (40) feet from the front line of any parcel in this area. Employee parking of automobiles shall be prohibited at all times within forty (40) feet of the front street line of any parcel in this area, except for lot 27 which allows within the first 15 feet. Visitor or customer parking may be allowed within the forty (40) foot setback when approved by the Plan Commission but not closer than five (5) feet from the front street line. The forty (40) foot setback shall be entirely graded and sodded or seeded between side lot lines and from the road shoulder to the building face in a manner that will produce an acceptable lawn, excepting only such areas as may be required for driveways, visitor parking or walks. All driveways shall be surfaced with hot-mixed asphalt concrete or Portland cement concrete from the city street surface to the front building face. All walks shall be of Portland cement concrete. All such landscaping, drive and walks shall be completed at the time of construction of the building.
  
3. No part or portion of any building shall be erected, constructed or extended nearer than ten (10) feet to any interior side lot line, the combined total of sideyards for any interior parcel shall not be less than thirty (30) feet, except lot 27 which allows a minimum of 5 feet to any interior side lot line, and no requirements for a combined total. Sideyards on the street side of corners lots shall be thirty (30) feet and the use of such areas shall be in accordance with the provisions of paragraph 2 of these restrictions except that the employee parking shall be permitted in this area. The thirty (30) foot setback shall be entirely graded and sodded or seeded between the lot lines and from the road shoulder to the building face in a manner that will produce an acceptable lawn, excepting only such areas as may be required for driveways, visitor or employee parking or walks. The parking or storage of company owned trucks, products or equipment shall be prohibited in this area. No part or portion of any building shall be erected, constructed or extended nearer than twenty-five (25) feet to any rear lot line except that this restriction shall not apply to the erection or construction of any building or structure used for railroad loading or unloading facilities, and except for lot 27 which allows a minimum of 15 feet.
  
4. When parcels are adjacent to properties zoned and used for residential purposes, a planting strip at least fifty (50) feet in depth shall be provided adjacent to such properties. This strip shall be planted with trees and shrubs, and the building of structures thereon shall be prohibited. However, the City Plan Commission of the City of La Crosse may control the planting of trees and shrubs near streets and driveways so as to provide safe sight distances.

When parcels back upon Lakeshore Drive, a planting strip of at least twenty (20) feet in depth shall be provided along Lakeshore Drive. This strip shall be planted with trees and shrubs, and the building of structures thereon shall be prohibited. However, the City Plan Commission of the City of La Crosse may control the planting of trees and shrubs near streets and driveways so as to provide safe sight distances.

5. No building or structure of any type shall be erected, placed or altered on any lot which will occupy more than forty (40) percent of the total area of said lot, except lot 27 which allows for seventy-five (75) percent.
6. All grass, trees and shrubbery must be kept in good appearance at all times. All grass must be cut whenever necessary. If grass is not cut, the City of La Crosse may serve notice and if not complied with in two days, the City may cut same and add this cost to the lot owner's real estate tax bill. All weeds must be kept cut by the lot owner. If this is not done, the City of La Crosse may serve notice and if not complied with in two days, the City may cut same and add this cost to the lot owner's real estate tax bill.
7. The front of all buildings and the side or rear of all buildings when facing a street shall be faced with decorative masonry or other material approved by the Plan Commission and said facing shall extend a minimum of twenty (20) feet on each side of all buildings or to a natural dividing point approved by said commission, except for lot 27 which allows the addition to provide complementary finishes to the existing building. For the purpose of this restriction, standard, lightweight or cinder concrete block are not considered decorative masonry. Except as otherwise provided herein, the sides and rear of all buildings shall be any material approved by the commission. Where concrete block masonry is used, it shall be painted two coats of paint and shall be of decorative pattern block or other decorative treatment of plain block approved by the commission. All faces of all buildings must be kept in good repair and appearance at all times.
8. No building shall be so similar to or so at variance with its neighboring building as to constitute a depreciation to the immediate neighborhood.
9. One parking stall of not less than 180 square feet, excluding drives and approaches, shall be provided on each property for every two employees. Parking stalls shall be added on each property as required to accommodate all employee vehicles. Variances may be granted by the City Plan Commission for warehouse or similar uses upon proof that such parking restrictions are not realistic. City streets will not be designed by the City to provide parking.
10. All material or products stored outside buildings must be behind the building setback line from the street and must be screened from view from the street with solid fencing or screening approved by the City Plan Commission. All trash must be enclosed by a fence of solid material such as will provide a suitable visual screen. Minimum height of such fence shall be six (6) feet. Fence must be kept painted or have such other finish as is generally accepted for good appearance. Wire fence is not acceptable for this purpose.

11. No operation, manufacture or building use in this area shall produce or effect noise, vibration, dust, gas, smoke, toxic matter or odors to an extent greater than that allowed by the regulations of the City of La Crosse.
12. No activities involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be permitted in said area.
13. No rubbish may be burned on the premises except in an incinerator especially constructed and designed for this operation.
14. In the event any purchaser of land from the City of La Crosse elects to sell any portion thereof which is not being used in connection with the business or industry of purchaser, or which the purchaser desires to sell separate and distinct from any sale of the business or industry being conducted by purchaser the same shall first be offered for sale, in writing, to the City of La Crosse at the price per acre paid for such and by purchaser, together with cost of any improvements thereon paid for by purchaser and any special assessments paid by purchaser relating to such lands, with interest at the rate of five (5) percent per annum from date of payment of the purchase price of said lands by purchaser, from the date of payment of any cost for improvements on said lands by purchaser and from the date of payment of any special assessments by purchaser relating to such lands, to date of re-purchase by the City.

The City shall have ninety (90) days from date of receipt of such offer to accept or reject the same, unless an extension of time may be mutually agreed upon and set forth in writing. Acceptance or rejection of such offer shall be indicated by resolution adopted by the Common Council of the City of La Crosse.

In the event of acceptance of such offer by the City, conveyance shall be by warranty deed free and clear of all liens or encumbrances created by act or default of purchaser.

If the City of La Crosse fails to act on such offer of sale within ninety (90) days from receipt thereof as aforesaid or rejects said offer, purchaser may then sell said lands to any person, firm or corporation and the City shall have no further interest therein, except that any use of said lands by any subsequent purchaser shall be subject to applicable zoning, ordinances, restrictions and regulations of the City relating to the use of said premises at the time of such sale.

Nothing contained in paragraph 14 of these restrictions shall be deemed to give the City of La Crosse a right of first refusal in the event that a purchaser of land who has improved the same in accordance with the purpose and the original sale shall propose to sell all of such lands as one parcel together with the improvements thereon, it being intended that the provisions of paragraph 14 of these restrictions shall apply only to the resale of vacant land.

15. Each parcel shall be conveyed subject to the within restrictions and covenants, all of which are to run with the land and shall be binding on all parties and all persons claiming them for a period of ten (10) years from the date this Declaration of Restrictions is recorded, after which time said covenants and restrictions shall be automatically extended for successive periods of ten (10) years each, unless an instrument signed by a majority of the then owners of the parcels in said area, together with the approval thereof by the Common Council of the City of La Crosse has been recorded, agreeing to change, modify or amend said covenants in whole or in part.

In determining a majority of property owners, one vote shall be counted for each owner owning three acres of land or less, and one additional vote for each full three acres, with a maximum of ten (10) votes for any one property owner. The unsold lands retained by the City shall not be included in such voting.

The terms and provisions of paragraph 15 of these restrictions are subject to the terms and provisions of paragraph 14 of these restrictions.


16. The within covenants and restrictions, except the provisions of paragraph 14 of these restrictions, may be modified and amended only upon the recording of an instrument to said effect duly signed by a majority of the then owners of the parcels in this area with the approval thereof by the Common Council as evidenced by a resolution duly adopted by at least a three-fourths favorable vote of all members of the Common Council.

The majority of the property owners shall be determined as set forth in paragraph 15 of these restrictions.

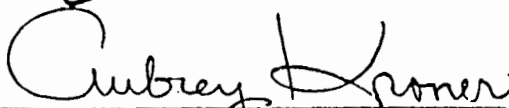
17. The enforcement of the restrictions and covenants contained in this Declaration of Restrictions, shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages. Such proceedings may be commenced by any owner or owners of parcels in said area or the City of La Crosse.

18. Invalidation of any one of these covenants or restrictions contained within this Declaration of Restrictions, by judgment or court order, shall in no way affect any of the other provisions hereof which shall remain in full force and effect.

IN WITNESS WHEREOF, the said City of La Crosse has caused these presents to be signed by its Mayor and its Clerk, and its corporate seal to be hereunto affixed this 18th day of November, 1986.

  
 \_\_\_\_\_  
 Patrick Zielke, Mayor  
 City of La Crosse, Wisconsin

In presence of:

  
 \_\_\_\_\_  
 Aubrey Kroner, City Clerk  
 City of La Crosse, Wisconsin



State of Wisconsin  
County of La Crosse

Personally came before me this 18<sup>th</sup> day of November, 1986,  
Patrick Zielke and Aubrey Kroner to me known to be the Mayor and City  
Clerk, respectively, of the City of La Crosse, Wisconsin, and known to  
me to be the persons who executed the within instrument.

*Jim Lehrke*  
Notary Public, La Crosse County, WI  
My Commission EXPIRES 9-25-88

File # 2007-09-015

**COMMITTEE REPORT**

Your Judiciary and Administration Committee having under consideration the annexed resolution amending employee parking setbacks of the Declaration of Restrictions for the La Crosse Airport Industrial Park, and said matter having been referred to the City Plan Commission and same having made and filed its report thereon, recommends the same be adopted.

Respectfully submitted,

SEP 21 2007  
LK

Richard P. Becker, Chmn.  
Tom Sweeney  
Jacie Gamroth  
Jim Bloedorn  
Dorothy Lenard  
Bruce Ranis

REPORT AND  
RESOLUTION ADOPTED  
SEP 14 2007  
BY COUNCIL

Typed: 9-4-07  
Approved:

**RESOLUTION**

**WHEREAS**, on November 18<sup>th</sup>, 1986 the City of La Crosse executed the original *Declaration of Restrictions* for the La Crosse Airport Industrial Park (LAIP) which set the standards for development of the LAIP including setbacks, among other things; and

**WHEREAS**, there is an issue with the forty (40) foot front yard setback requirements for employee parking on lots within the LAIP; and

**WHEREAS**, after careful consideration and analysis the City Plan Commission recommends amending the *Declaration of Restrictions* for the La Crosse Airport Industrial Park.

**NOW THEREFORE BE IT RESOLVED**, that the Common Council of the City of La Crosse hereby amends Section 2. of the *Declaration of Restrictions* for the La Crosse Airport Industrial Park to change the employee, visitor and customer parking of automobiles setback within the front street line from forty (40) feet to ten (10) feet. The language requiring that the ten (10) foot setback shall be entirely graded and sodded or seeded between side lot lines and from the road shoulder to the building face in a manner that will produce an acceptable lawn, shall remain.



# CITY OF LA CROSSE

400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-CITY  
[www.cityoflacrosse.org](http://www.cityoflacrosse.org)

## LEGISLATION STAFF REPORT FOR COUNCIL

File ID	Caption
23-0071	Covenant Amendment for Airport Industrial Park regarding 2930 Airport Rd,

Staff/Department Responsible for Legislation  
Planning Dept

Requestor of Legislation  
Julie Emslie

Location, if applicable  
Airport Industrial Park

Summary/Purpose  
Performance Elite Gymnastics (PEG), property owner at 2930 Airport Rd, has requested to amend the covenants for the Airport Industrial Park (AIP).

Background  
PEG is continued experiencing growth and is requesting to expand their building. Expanding their current location in the AIP has been challenging due to certain restrictions in the covenants. The process for amending the covenants states that modifications and amendments can be made with the signed consent of the majority of property-owners and a Resolution passed by three-fourths of the Common Council. The City received 20 of 37 votes in favor of this amendment.

Fiscal Impact  
None

Staff Recommendation  
Staff recommends approval.



## PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512

December 20, 2022

### **NOTICE OF REQUEST TO AMEND DECLARATION OF RESTRICTIONS FOR THE AIRPORT INDUSTRIAL PARK, LA CROSSE, WI**

Dear Registered Agent of Lot Owner,

The City of La Crosse has received a request to amend the Declaration of Restrictions from Performance Elite Gymnastics, owner of Lot 27 in the Airport Industrial Park.

Per Section 16 of the restrictions regarding amending the covenants and restrictions:

- 16. The within covenants and restrictions, except the provisions of paragraph 14 of these restrictions, may be modified and amended only upon the recording of an instrument to said effect duly signed by a majority of the then owners of the parcels in this area with the approval thereof by the Common Council as evidenced by a resolution duly adopted by at least a three-fourths favorable vote of all members of the Common Council.**

This letter is being sent to the registered agent of the lot owner. If the address of the registered agent differs from the property address, a copy of this letter is also being sent to the property address to make sure it is received. Only the owners' agent is allowed to vote unless a letter assigning a representative is also included in the response.

One vote is allotted to each owner owning 3 acres of land or less, and one additional vote for each full 3 acres. You have until **Wednesday, January 18<sup>th</sup>** to submit your final vote on the proposed change. Each vote filed shall be considered a public record and may be disclosed upon request after the appropriate analysis under the Public Records Law. The failure of an agent to file the vote by this deadline shall mean that it shall not count toward any affirmative 51% threshold required to change the Restrictions.

ANDREA TRANE, DIRECTOR OF PLANNING, DEVELOPMENT AND ASSESSMENT  
TIM ACKLIN, AICP, PLANNING ADMINISTRATOR  
LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER  
JENNA DINKEL, ASSOCIATE PLANNER  
JULIE EMSLIE, ECONOMIC DEVELOPMENT ADMINISTRATOR  
LINZI WASHTOCK, PLANNING & DEVELOPMENT ASSISTANT

DIANNE MCGINNIS, COMMUNITY DEVELOPMENT ADMINISTRATOR  
JONAH DENSON, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE  
TARA FITZGERALD, DEVELOPMENT ANALYST  
KEVIN CLEMENTS, HOUSING SPECIALIST  
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST  
BRIAN SAMPSON, HOMELESS SERVICES COORDINATOR

Below is the proposed amendment change, underlined and in red:

# 2: “...Employee parking of automobiles shall be prohibited at all times within forty (40) feet of the front street line of any parcel in this area...” Except for lot 27 which allows within the first 15 feet.

Paragraph 3: “No part or portion of any building shall be erected, constructed or extend nearer than ten (10) feet to any interior side lot line, the combined total of side yards for any interior parcel shall not be less than thirty (30) feet....” Except lot 27 which allows a minimum of 5 feet to any interior side lot line, and no requirements for a combined total.

“No part or portion of any building shall be erected, constructed or extended nearer than twenty-five (25) feet to any rear lot line....” Except for lot 27 which allows a minimum of 15 feet.

Paragraph 5: “No building or structure of any type shall be erected, placed or altered on any lot which will occupy more than forty (40) percent of the total area of the said lot.” Except lot 27 which allows for seventy-five (75) percent.

Paragraph 7: “The front of all buildings and the side or rear of all buildings when facing a street shall be faced with decorative masonry or other material approved by the plan commission and said facing shall extend a minimum of twenty (20) feet on each side of all buildings...” Except for lot 27 which allows the addition to provide complementary finishes to the existing building.

#### Reasons for Request:

Performance Elite Gymnastics, current owner of Lot 27 at 2930 Airport Road is continuing to experience ongoing business growth and needs to expand its facility to accommodate this. A site plan is included that further illustrates the desired changes to the site and building.

On behalf of \_\_\_\_\_, owner of Lot(s) \_\_\_\_\_, physical address: \_\_\_\_\_,  
I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La  
Crosse Airport Industrial Park, La Crosse, WI.

Dated \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

This vote must be received by the City Clerk via email ([elsenn@cityoflacrosse.org](mailto:elsenn@cityoflacrosse.org)) or mail by January 18<sup>th</sup>, 2023.

City Clerk  
City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601

Please also send a copy to me via email at [emsliej@cityoflacrosse.org](mailto:emsliej@cityoflacrosse.org). I can also be contacted at 608-789-7393 with  
any comments or questions regarding this amendment application.

Regards,

Julie Emslie  
Economic Development Administrator



## PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512

December 20, 2022

### NOTICE OF REQUEST TO AMEND DECLARATION OF RESTRICTIONS FOR THE AIRPORT INDUSTRIAL PARK, LA CROSSE, WI

Dear Registered Agent of Lot Owner,

The City of La Crosse has received a request to amend the Declaration of Restrictions from Performance Elite Gymnastics, owner of Lot 27 in the Airport Industrial Park.

Per Section 16 of the restrictions regarding amending the covenants and restrictions:

- 16. The within covenants and restrictions, except the provisions of paragraph 14 of these restrictions, may be modified and amended only upon the recording of an instrument to said effect duly signed by a majority of the then owners of the parcels in this area with the approval thereof by the Common Council as evidenced by a resolution duly adopted by at least a three-fourths favorable vote of all members of the Common Council.**

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One vote is allotted to each owner owning 3 acres of land or less, and one additional vote for each full 3 acres. You have until **Wednesday, January 18<sup>th</sup>** to submit your final vote on the proposed change. Each vote filed shall be considered a public record and may be disclosed upon request after the appropriate analysis under the Public Records Law. The failure of an agent to file the vote by this deadline shall mean that it shall not count toward any affirmative 51% threshold required to change the Restrictions.

ANDREA TRANE, DIRECTOR OF PLANNING, DEVELOPMENT AND ASSESSMENT  
TIM ACKLIN, AICP, PLANNING ADMINISTRATOR  
LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER  
JENNA DINKEL, ASSOCIATE PLANNER  
JULIE EMSLIE, ECONOMIC DEVELOPMENT ADMINISTRATOR  
LINZI WASHTOCK, PLANNING & DEVELOPMENT ASSISTANT

DIANNE MCGINNIS, COMMUNITY DEVELOPMENT ADMINISTRATOR  
JONAH DENSON, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE  
TARA FITZGERALD, DEVELOPMENT ANALYST  
KEVIN CLEMENTS, HOUSING SPECIALIST  
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST  
BRIAN SAMPSON, HOMELESS SERVICES COORDINATOR

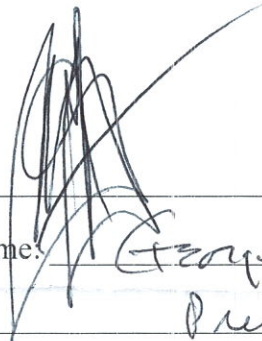
On behalf of VSC Corporation, owner of Lot(s) 22, physical address: 2974 Airport Rd  
I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La  
Crosse Airport Industrial Park, La Crosse, WI.

Dated 12-27-22

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

  
George PARKE  
Pres.

This vote must be received by the City Clerk via email ([elsenn@cityoflacrosse.org](mailto:elsenn@cityoflacrosse.org)) or mail by January 18<sup>th</sup>, 2023.

City Clerk  
City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601

Please also send a copy to me via email at [emslej@cityoflacrosse.org](mailto:emslej@cityoflacrosse.org). I can also be contacted at 608-789-7393 with any comments or questions regarding this amendment application.

Regards,

Julie Emslie  
Economic Development Administrator



On behalf of Property Logic, owner of Lot(s) 21, physical address: 2967 Airport Rd,  
I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La  
Crosse Airport Industrial Park, La Crosse, WI.

Dated 12/27/22

Signature:  \_\_\_\_\_

Printed Name: Karl Schilling \_\_\_\_\_

Title: owner \_\_\_\_\_

This vote must be received by the City Clerk via email ([elsenn@cityoflacrosse.org](mailto:elsenn@cityoflacrosse.org)) or mail by January 18<sup>th</sup>, 2023.

City Clerk  
City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601

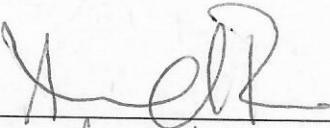
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any comments or questions regarding this amendment application.

Regards,

Julie Emslie  
Economic Development Administrator

On behalf of PEG Enterprises LLC, owner of Lot(s) 27, physical address: 2930 Airport Rd.  
I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La  
Crosse Airport Industrial Park, La Crosse, WI.

Dated 12/29/22

Signature:   
Printed Name: Amanda Ross  
Title: Owner

This vote must be received by the City Clerk via email ([elsenn@cityoflacrosse.org](mailto:elsenn@cityoflacrosse.org)) or mail by January 18<sup>th</sup>, 2023.

City Clerk  
City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601

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Regards,

Julie Emslie  
Economic Development Administrator

## **Elsen, Nikki**

---

**From:** WALTER DALE <wdale72263@aol.com>  
**Sent:** Thursday, December 29, 2022 7:40 AM  
**To:** Elsen, Nikki  
**Cc:** Emslie, Julie  
**Subject:** Lot 27 Airport Industrial Park

[You don't often get email from wdale72263@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

\*\*\* CAUTION: This email originated from an external sender. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. \*\*\*

We would vote yes on the amended covenants for the gymnasium addition on lot 27. Thank you.

Dale Walter  
Top Flite Investments LLC  
Lot 5  
608-386-4668

Sent from my iPhone



## PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512

December 20, 2022

### NOTICE OF REQUEST TO AMEND DECLARATION OF RESTRICTIONS FOR THE AIRPORT INDUSTRIAL PARK, LA CROSSE, WI

Dear Registered Agent of Lot Owner,

The City of La Crosse has received a request to amend the Declaration of Restrictions from Performance Elite Gymnastics, owner of Lot 27 in the Airport Industrial Park.

Per Section 16 of the restrictions regarding amending the covenants and restrictions:

- 16. The within covenants and restrictions, except the provisions of paragraph 14 of these restrictions, may be modified and amended only upon the recording of an instrument to said effect duly signed by a majority of the then owners of the parcels in this area with the approval thereof by the Common Council as evidenced by a resolution duly adopted by at least a three-fourths favorable vote of all members of the Common Council.**

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TIM ACKLIN, AICP, PLANNING ADMINISTRATOR  
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KEVIN CLEMENTS, HOUSING SPECIALIST  
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST  
BRIAN SAMPSON, HOMELESS SERVICES COORDINATOR

Below is the proposed amendment change, underlined and in red:

# 2: “.....*Employee parking of automobiles shall be prohibited at all times within forty (40) feet of the front street line of any parcel in this area...*” Except for lot 27 which allows within the first 15 feet.

Paragraph 3: “*No part or portion of any building shall be erected, constructed or extend nearer than ten (10) feet to any interior side lot line, the combined total of side yards for any interior parcel shall not be less than thirty (30) feet....*” Except lot 27 which allows a minimum of 5 feet to any interior side lot line, and no requirements for a combined total.

“*No part or portion of any building shall be erected, constructed or extended nearer than twenty-five (25) feet to any rear lot line....*” Except for lot 27 which allows a minimum of 15 feet.

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Paragraph 7: “*The front of all buildings and the side or rear of all buildings when facing a street shall be faced with decorative masonry or other material approved by the plan commission and said facing shall extend a minimum of twenty (20) feet on each side of all buildings...*” Except for lot 27 which allows the addition to provide complementary finishes to the existing building.

#### Reasons for Request:

Performance Elite Gymnastics, current owner of Lot 27 at 2930 Airport Road is continuing to experience ongoing business growth and needs to expand its facility to accommodate this. A site plan is included that further illustrates the desired changes to the site and building.

On behalf of Wisconsin Airport Warehouse LLC, owner of Lot(s) 3, physical address: 3235-3239 Airport Rd

I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La Crosse Airport Industrial Park, La Crosse, WI.

Dated Jan 10, 2023

Signature:  \_\_\_\_\_

Printed Name: Jonah Lowenfeld

Title: Principal, LEJ Capital LLC;  
Managing Member of Wisconsin Airport Warehouse LLC

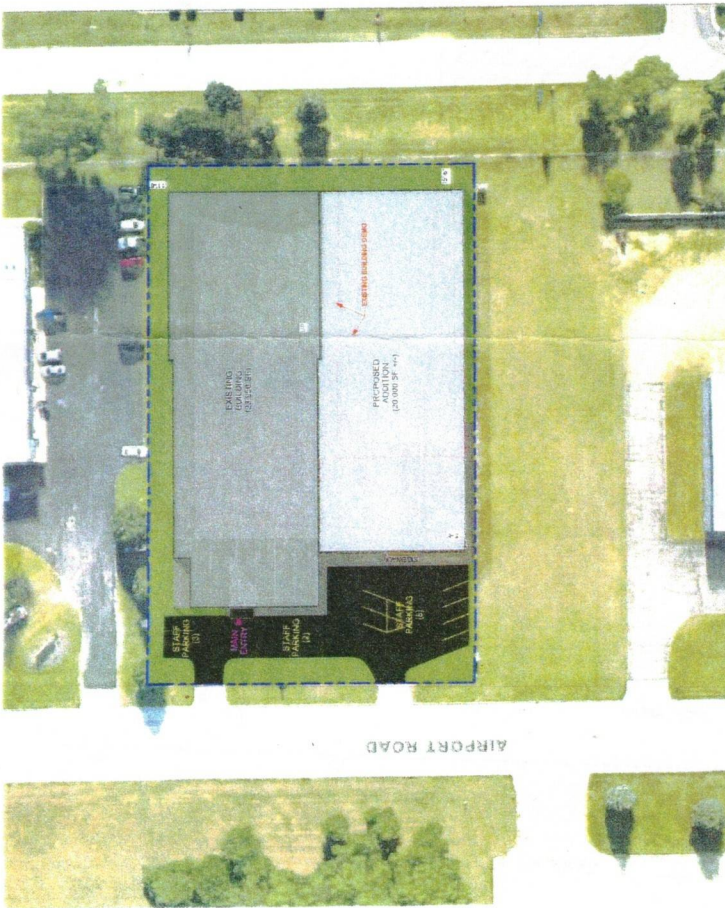
This vote must be received by the City Clerk via email ([elsenn@cityoflacrosse.org](mailto:elsenn@cityoflacrosse.org)) or mail by January 18<sup>th</sup>, 2023.

City Clerk  
City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601

Please also send a copy to me via email at [emsliej@cityoflacrosse.org](mailto:emsliej@cityoflacrosse.org). I can also be contacted at 608-789-7393 with any comments or questions regarding this amendment application.

Regards,

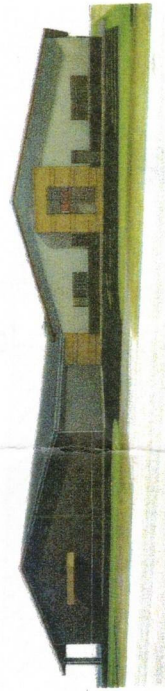
Julie Emslie  
Economic Development Administrator



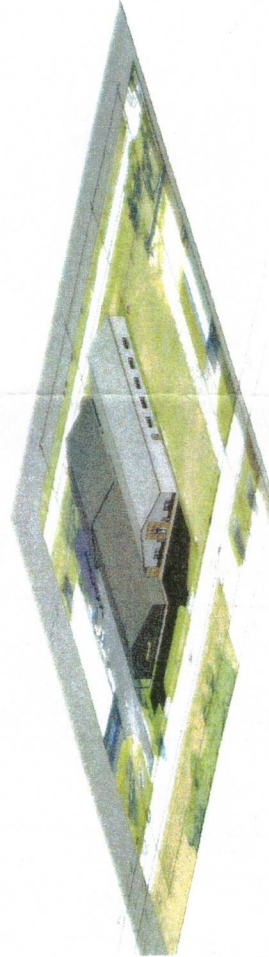
**1** OVERALL SITE PLAN  
1/8" = 1'-0"



**EXISTING VIEW FROM AIRPORT ROAD**



**3** VIEW FROM AIRPORT ROAD

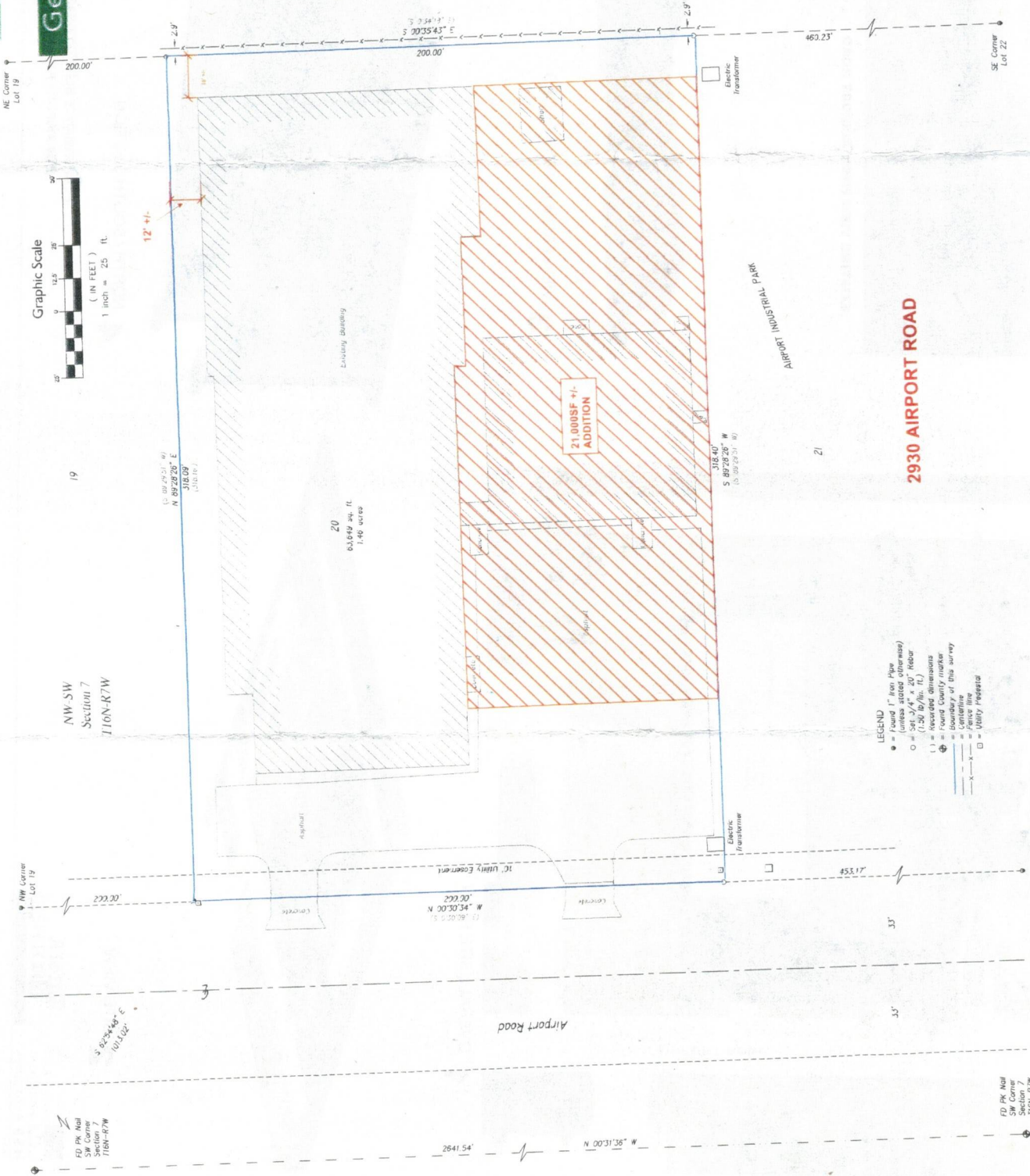


**2** SITE VIEW



**4** NORTH / SOUTH SECTION

Bearing Basis: The La Crosse County Coordinate System  
Referenced to the (WCCS) NAD 83 (2011) Adjustment



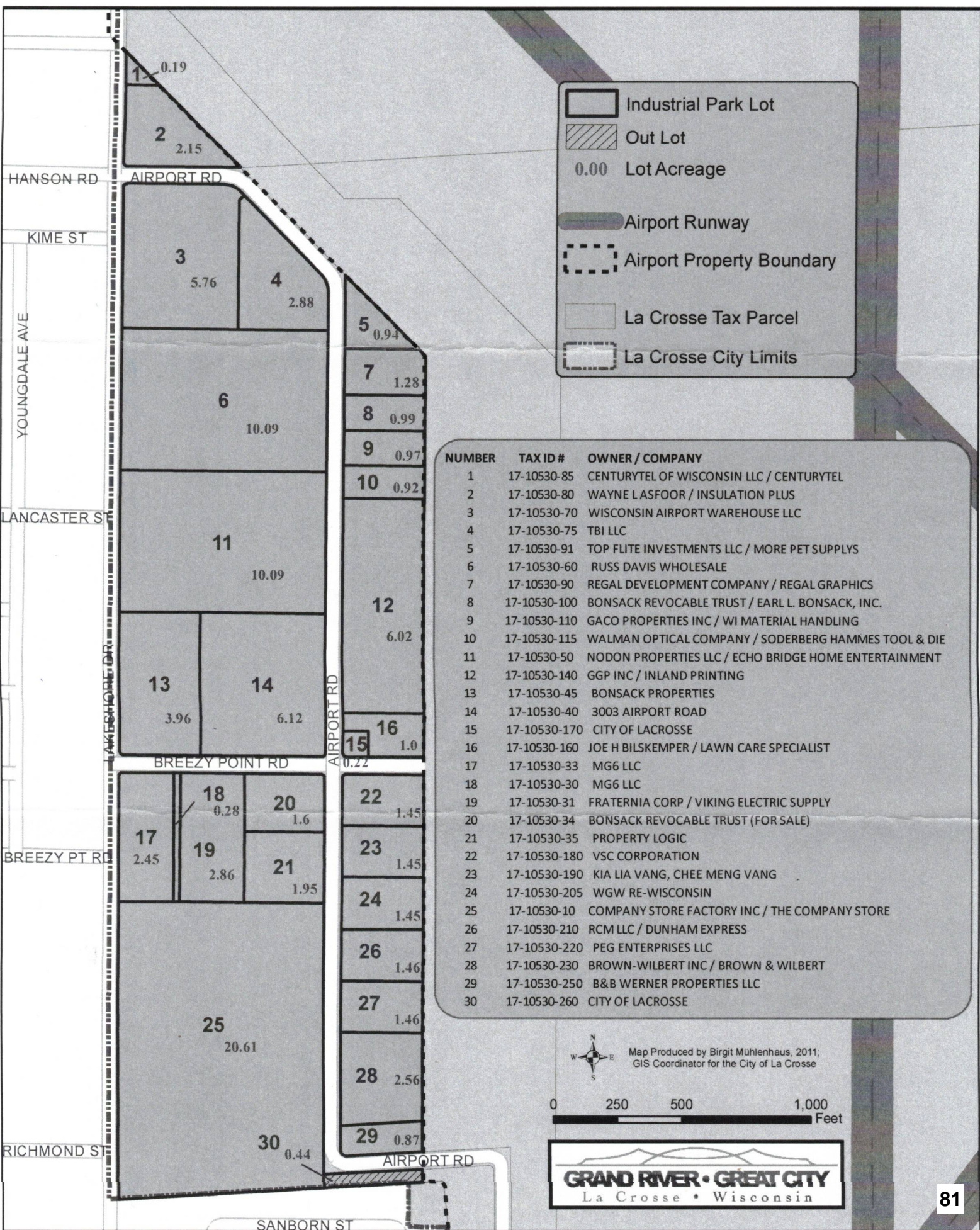
**LEGEND**

- Found Iron Nail (unless stated otherwise)
- 3/4" x 20" Rebar (1.50 lb/lin. ft.)
- 1" rebar (3.14 lb/lin. ft.)
- Boundary of this survey
- Centerline
- Utility Pole/Post

FD PK NW  
SW Corner  
Section 7  
T16N-R7W



# Airport Industrial Park - La Crosse, Wisconsin



On behalf of Walman Optical, owner of Lot(s) 10, physical address: 3108 Airport Rd.  
I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La  
Crosse Airport Industrial Park, La Crosse, WI.

Dated 1-11-23

Signature: \_\_\_\_\_

Printed Name: Robert Anderstead

Title: Manager

This vote must be received by the City Clerk via email ([elsenn@cityoflacrosse.org](mailto:elsenn@cityoflacrosse.org)) or mail by January 18<sup>th</sup>, 2023.

City Clerk  
City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601

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Regards,

Julie Emslie  
Economic Development Administrator

On behalf of RCM, LLC, owner of Lot(s) 26, physical address: 2946 AIRPORT RD.  
I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La  
Crosse Airport Industrial Park, La Crosse, WI.

Dated 01-03-2023

Signature: 

Printed Name: CHARLES T. MORGAN

Title: MEMBER



This vote must be received by the City Clerk via email ([elsenn@cityoflacrosse.org](mailto:elsenn@cityoflacrosse.org)) or mail by January 18<sup>th</sup>, 2023.

City Clerk  
City of La Crosse  
400 La Crosse Street  
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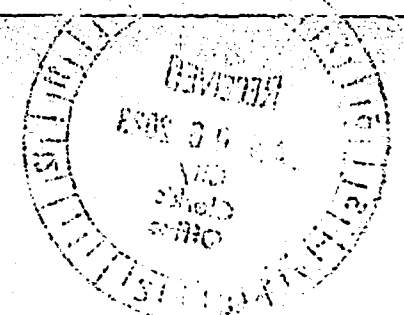
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Regards,

Julie Emslie  
Economic Development Administrator

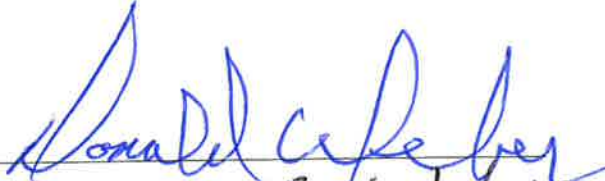
Very faint, illegible text at the top of the page, possibly a header or address.

0406-20-12



On behalf of 3003 Airport Road LLC, owner of Lot(s) 14, physical address: 3003 Airport Rd  
I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La Crosse Airport Industrial Park, La Crosse, WI.

Dated 1/17/23

Signature:   
Printed Name: DONALD WEBER  
Title: member

This vote must be received by the City Clerk via email ([elsenn@cityoflacrosse.org](mailto:elsenn@cityoflacrosse.org)) or mail by January 18<sup>th</sup>, 2023.

City Clerk  
City of La Crosse  
400 La Crosse Street  
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Regards,

Julie Emslie  
Economic Development Administrator



## PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512

December 20, 2022

### NOTICE OF REQUEST TO AMEND DECLARATION OF RESTRICTIONS FOR THE AIRPORT INDUSTRIAL PARK, LA CROSSE, WI

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Per Section 16 of the restrictions regarding amending the covenants and restrictions:

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JENNA DINKEL, ASSOCIATE PLANNER  
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TARA FITZGERALD, DEVELOPMENT ANALYST  
KEVIN CLEMENTS, HOUSING SPECIALIST  
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST  
BRIAN SAMPSON, HOMELESS SERVICES COORDINATOR

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#### Reasons for Request:

Performance Elite Gymnastics, current owner of Lot 27 at 2930 Airport Road is continuing to experience ongoing business growth and needs to expand its facility to accommodate this. A site plan is included that further illustrates the desired changes to the site and building.

On behalf of EARL L. Bonsack Inc  
Bonsack Revocable Trust, owner of Lot(s) 8/20, physical address: 2901 3142 Airport Rd,  
I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La  
Crosse Airport Industrial Park, La Crosse, WI.

Dated 1-13-2023

Signature: Jean Hubert  
Printed Name: Jean Hubert  
Title: President

This vote must be received by the City Clerk via email ([elsenn@cityoflacrosse.org](mailto:elsenn@cityoflacrosse.org)) or mail by January 18<sup>th</sup>, 2023.

City Clerk  
City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601

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Regards,

Julie Emslie  
Economic Development Administrator



On behalf of Chee's Auto Repair owner of Lot(s) 23, physical address: 2966 Airport rd.  
I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La  
Crosse Airport Industrial Park, La Crosse, WI.

Dated 1/13/23

Signature: Kalia Vang

Printed Name: Kalia Vang Chee Vang

Title: owners

This vote must be received by the City Clerk via email ([elsenn@cityoflacrosse.org](mailto:elsenn@cityoflacrosse.org)) or mail by January 18<sup>th</sup>, 2023.

City Clerk  
City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601


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any comments or questions regarding this amendment application.

Regards,

Julie Emslie  
Economic Development Administrator

On behalf of GACO, owner of Lot(s) 9, physical address: 3120 Airport Rd  
I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La  
Crosse Airport Industrial Park, La Crosse, WI.

Dated 1/16/23

Signature:   
Printed Name: Peter J Gauchel  
Title: President GACO

This vote must be received by the City Clerk via email ([elsenn@cityoflacrosse.org](mailto:elsenn@cityoflacrosse.org)) or mail by January 18<sup>th</sup>, 2023.

City Clerk  
City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601

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Regards,

Julie Emslie  
Economic Development Administrator

On behalf of LaCrosse Investors LLC and Indiana Strip LLC owner of Lot(s) \_\_\_\_\_, physical address: 3089-3101 Airport Road, La Crosse, Wisconsin  
I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La Crosse Airport Industrial Park, La Crosse, WI.

Dated January 17, 2023

Signature: By: Michael Kane (with initials), Authorized Agent

Printed Name: Michael Kane

Title: Authorized Agent

This vote must be received by the City Clerk via email ([elsenn@cityoflacrosse.org](mailto:elsenn@cityoflacrosse.org)) or mail by January 18<sup>th</sup>, 2023.

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City of La Crosse  
400 La Crosse Street  
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Economic Development Administrator



## PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512

December 20, 2022

### NOTICE OF REQUEST TO AMEND DECLARATION OF RESTRICTIONS FOR THE AIRPORT INDUSTRIAL PARK, LA CROSSE, WI

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LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER  
JENNA DINKEL, ASSOCIATE PLANNER  
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DIANNE MCGINNIS, COMMUNITY DEVELOPMENT ADMINISTRATOR  
JONAH DENSON, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE  
TARA FITZGERALD, DEVELOPMENT ANALYST  
KEVIN CLEMENTS, HOUSING SPECIALIST  
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST  
BRIAN SAMPSON, HOMELESS SERVICES COORDINATOR

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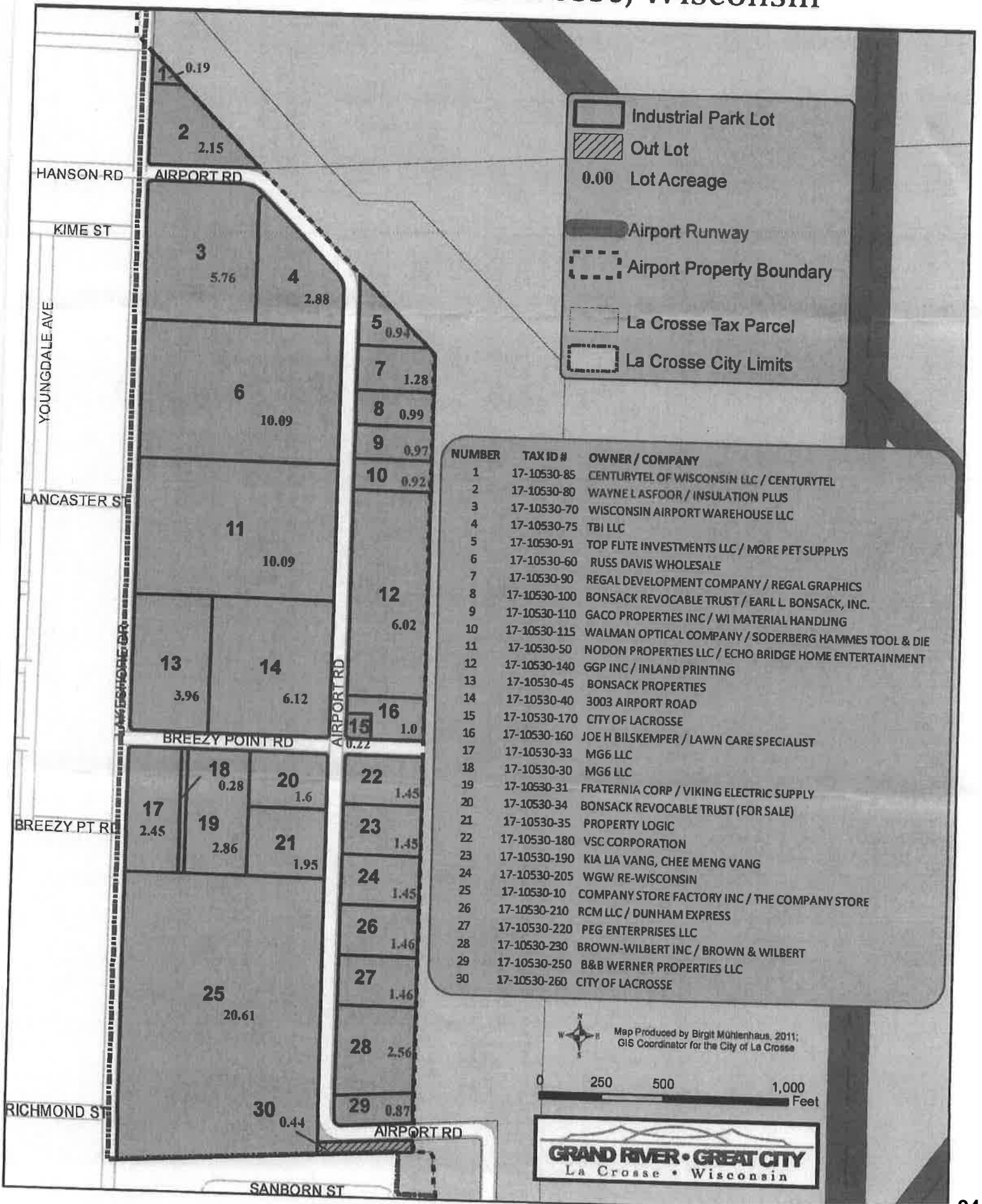
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#### Reasons for Request:

Performance Elite Gymnastics, current owner of Lot 27 at 2930 Airport Road is continuing to experience ongoing business growth and needs to expand its facility to accommodate this. We have included a site plan that further illustrates the planned changes to the site and building. A copy of the existing covenants is also included.

# Airport Industrial Park - La Crosse, Wisconsin



Map Produced by Birgit Mühlenhaus, 2011;  
GIS Coordinator for the City of La Crosse

0 250 500 1,000 Feet



On behalf of Russ Davis Wohlsele, owner of Lot(s) 6, physical address: 3145 Airport Dr.  
I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La  
Crosse Airport Industrial Park, La Crosse, WI.

Dated 1-17-2023

Signature: Derek Nelson

Printed Name: Derek Nelson

Title: Sale Manager

This vote must be received by the City Clerk via email ([elsenn@cityoflacrosse.org](mailto:elsenn@cityoflacrosse.org)) or mail by January 18<sup>th</sup>, 2023.

City Clerk  
City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601

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Regards,

Julie Emslie  
Economic Development Administrator

On behalf of Lawn Care Specialists, Inc, owner of Lot(s) 16, physical address: 3016 Airport Road  
I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La  
Crosse Airport Industrial Park, La Crosse, WI.

Dated 12-28-22

Signature: Joe Bilskemper

Printed Name: Joe Bilskemper

Title: President

This vote must be received by the City Clerk via email ([elsenn@cityoflacrosse.org](mailto:elsenn@cityoflacrosse.org)) or mail by January 18<sup>th</sup>, 2023.

City Clerk  
City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601

Please also send a copy to me via email at [emsliej@cityoflacrosse.org](mailto:emsliej@cityoflacrosse.org). I can also be contacted at 608-789-7393 with any comments or questions regarding this amendment application.

Regards,

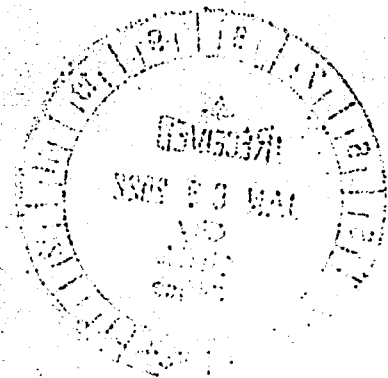
Julie Emslie  
Economic Development Administrator





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**Agenda Item 23-0071 (Julie Emslie/Tim Acklin)**

Resolution approving amendment to the Declaration of Restrictions for the Airport Industrial Park with respect to Lot 27 - 2930 Airport Road.

**General Location**

Airport Industrial Park, 2930 Airport Road. Council District 1.

**Background Information**

Performance Elite Gymnastics (PEG), property owner at 2930 Airport Rd, has requested to amend the covenant restrictions for the Airport Industrial Park. PEG has experiencing continued growth and is requesting to expand their building. Expanding their current location in the AIP has been challenging due to certain restrictions in the covenants.

The process for amending the covenants states that modifications and amendments can be made with the signed consent of the majority of property-owners, the number of votes per property-owner being determined by land owned as is outlined in the covenants, and a Resolution passed by three-fourths of the Common Council. The City received 20 of 37 property-owner votes in favor of this amendment.

We received approval from Wisconsin Airport Warehouse (1 vote), Top Flight Investments (1 vote), Russ Davis Wholesale (3 votes), Gaco Properties (1 vote), Walman Optical Company (1 vote), La Crosse Investors/Indiana Strip (3 votes), Bonsack Property (2 votes), 3003 Airport Road (2 votes), Property Logic (1 vote), VSC Corporation (1 vote), Ka Lia Vang, Chee Meng Vang (1 vote), RCM LLC (1 vote), PEG Enterprises LLC (1 vote), and Brown-Wilbert Inc (1 vote) for a total of 20 votes, meeting the 51% threshold.

**Recommendation of Other Boards and Commissions**

None

**Consistency with Adopted Comprehensive Plan**

Development in the industrial/business parks is encouraged in the Comprehensive Plan.


**Staff Recommendation**

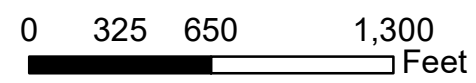
Planning staff recommend approval.

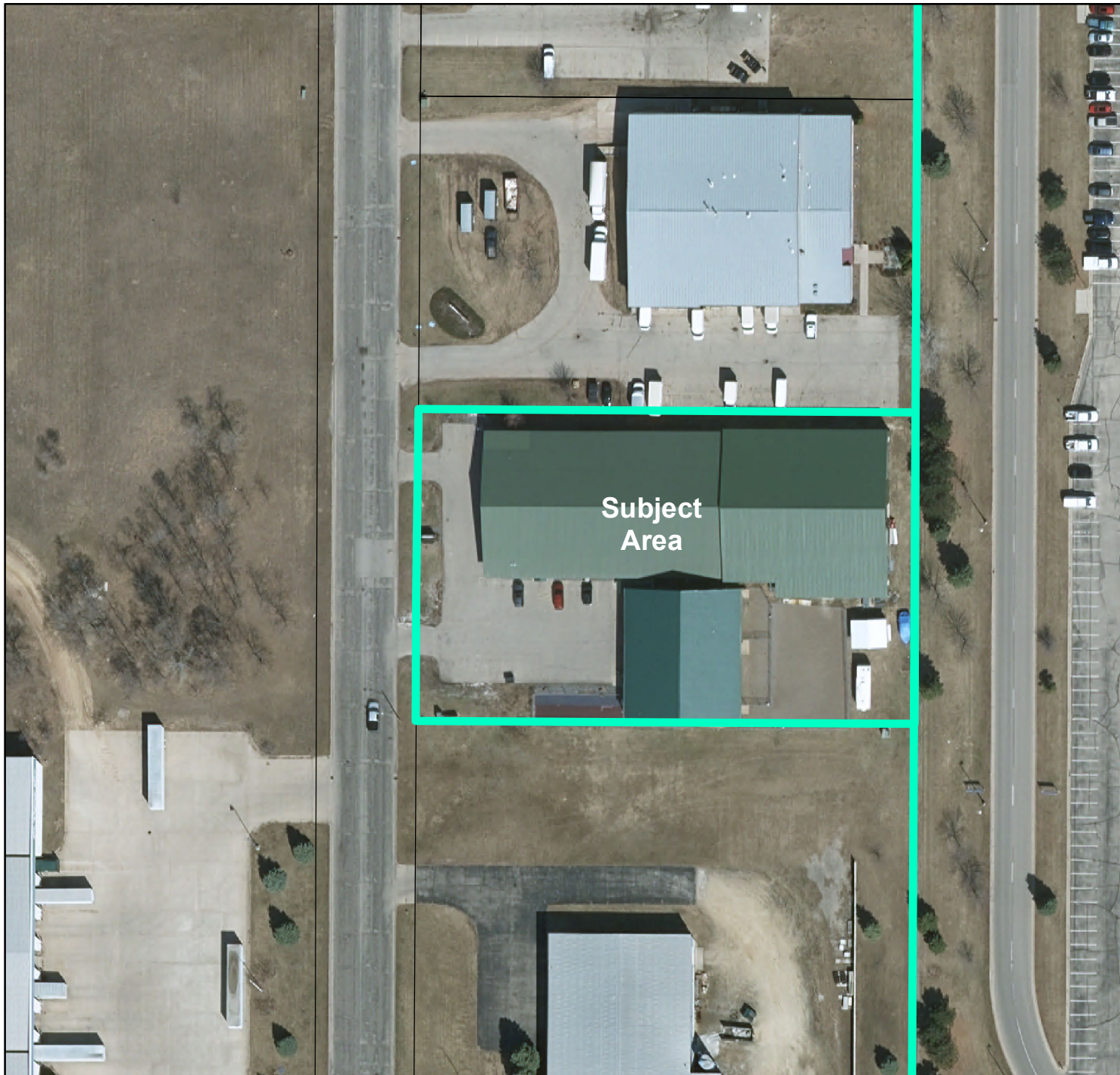
**Routing J&A 1.31.2023**






# BASIC ZONING DISTRICTS

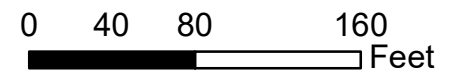
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





# BASIC ZONING DISTRICTS

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# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0098

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**Agenda Date:** 1/31/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Request

Cappella Weddings & Events, LLC  
721 King Street  
La Crosse, WI 54601

To the Honorable Mayor & Members of the Common Council:

Cappella Wedding and Events, LLC is seeking permission to apply for a Combination "Class B" Beer & Liquor license. We understand per State Statute there are no additional licenses remaining, and we will be required to apply for the reserve license.

Cappella Weddings and Events, LLC is independently owned by Matthew Curtis and is located at 721 King Street in La Crosse, WI. Cappella will host weddings and other events such as retirement parties, birthday parties, concerts and corporate events. Cappella is currently employing two employees at this time, and hours of operation is dependent on scheduled events.

Sincerely,



Matthew Curtis, Owner  
Ph. #: (415) 215-4232





## **CITY CLERK'S OFFICE**

400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-7510  
cityclerk@cityoflacrosse.org  
www.cityoflacrosse.org

January 19, 2023

MATTHEW CURTIS  
CAPPELLA WEDDINGS & EVENTS, LLC  
721 KING ST  
LA CROSSE WI 54601

Dear Matthew,

Our office is in receipt of your request to apply for a Combination "Class B" Beer & Liquor license at 721 King Street for the 2022-2023 license period.

Said request will be considered at the following meetings:

**Judiciary & Administration Committee**

**Tues., January 31, 2023 at 6:00 p.m.**  
**Council Chambers of City Hall, 400 La Crosse St.**

**Common Council**

**Thurs., February 9, 2023 at 6:00 p.m.**  
**Council Chambers of City Hall, 400 La Crosse St.**

We recommend someone attend the J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is not allowed at the Council meeting; although, you are welcome to attend.

Attendance is allowed either in person or virtually. If you wish to attend virtually, please email me for the link to participate. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig  
Deputy Clerk  
[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)  
608-789-7549



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0099

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**Agenda Date:** 1/31/2023

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Application



License Fee: \_\_\_\_\_

Invoice No.: \_\_\_\_\_



**APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS  
IN THE CITY OF LA CROSSE**

License Period: January 1, 23 to December 31, 23

Use Conditions:

- One property is limited to the keeping or harboring of up to five (5) chickens.
- A person may only own, keep or harbor chickens on property being used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure and kept in covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

**APPLICANT:**

Sarah Fortune

**PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:**

212 Zephyr Circle

**PROPERTY OWNER(S):**

Sarah Fortune

*If applicant is not the owner, please provide written documentation from the owner that they have been notified.  
Not applicable for renewal.*

**Is the property  ONE-FAMILY dwelling or \_\_\_\_\_ TWO-FAMILY dwelling? (Check One)**

*If duplex, provide written documentation from other occupant that they have been notified.  
Not applicable for renewal.*

**Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.**

*Applying for and obtaining this chicken permit **DOES NOT** provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.*

I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

*Sarah Fortune*  
(signature)

608-799-3048  
(signature)  
(telephone)

1/23/23  
(date)

# 212 Zephyr Circle



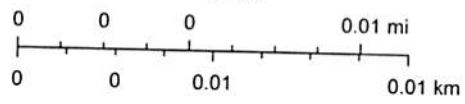
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State St.

1:282

- Municipal Boundaries Labels
- Municipality Limits
- Parcels

- Owner Label
- Address Points
- Address Labels



La Crosse County



## Sarah E. Fortune

---

**From:** info=wiid.org@mailgun.wiid.org on behalf of WLIC Premises Renewals <info@wiid.org>  
**Sent:** Monday, January 23, 2023 6:10 PM  
**To:** Sarah E. Fortune  
**Subject:** A Copy of your Submitted Premises ID Registration/Renewal Application

Thank you for submitting an online Premises ID Registration/Renewal Application. Your application will be processed within 3 business days. For faster service, please call 888-808-1910 between 8am-4pm (weekdays). If you notice any errors on submitted application below, please reply to this email with the requested corrections.

### Registration Type

New Registration

### REGISTRANT INFORMATION

#### Registrant First Name

Sarah

#### Registrant Last Name

Fortune

#### Phone

6087993048

#### Email

[sef@haleskemp.com](mailto:sef@haleskemp.com)

#### Premises Association

Owner

#### Mailing Address

212 Zephyr Cir.  
La Crosse, Wisconsin 54601  
United States  
[Map It](#)

#### County \*

La Crosse

#### Registrant Type

Individual

### PREMISES INFORMATION

#### Primary Contact First Name

Sarah

#### Primary Contact Last Name

Fortune

#### Primary Contact Phone

6087993048

**Premises Association**

Owner

**Business / Farm Name**

Fortune Family

**Premises Address**

212 Zephyr Cir.  
La Crosse, Wisconsin 54601  
United States  
[Map It](#)

**County**

Wisconsin

**Livestock Premises Type**

Farm or Production Unit

**Types of livestock or livestock carcasses on premises**

- Poultry (includes domesticated fowl like chickens, turkeys, geese, ducks, guinea fowl, squab, ratites like rheas, ostriches, emus, cassowaries, kiwi and captive game birds like pheasants, quail, wild turkeys, migratory wildfowl, pigeons, and exotic birds raised for hunting, which are raised in captivity)



License Fee: 25

Invoice No.: \_\_\_\_\_

**APPLICATION TO OWN, KEEP AND/OR HARBOR CHICKENS  
IN THE CITY OF LA CROSSE**

License Period: January 1, 23 to December 31, 23

**Use Conditions:**

- One property is limited to the keeping or harboring of up to five (5) chickens.
- A person may only own, keep or harbor chickens on property being used as a one-family dwelling (single family) or two-family dwelling (duplex).
- No person shall keep any rooster.
- No person shall slaughter any chickens.
- Chickens shall be provided with a covered enclosure and kept in covered enclosure or a fenced enclosure within the backyard of the property at all times.
- No enclosure shall be located closer than 25 feet to any residential structure on an adjacent lot.

**APPLICANT:**

Daniel Brueggen 608-769-9761

**PROPERTY ADDRESS WHERE CHICKENS WILL BE KEPT:**

4321 Meadowlark Ln La Crosse, WI 54601

**PROPERTY OWNER(S):**

Daniel Brueggen & Casey Brueggen

*If applicant is not the owner, please provide written documentation from the owner that they have been notified.  
Not applicable for renewal.*

Is the property  ONE-FAMILY dwelling or  TWO-FAMILY dwelling? (Check One)

*If duplex, provide written documentation from other occupant that they have been notified.  
Not applicable for renewal.*

**Attach a scale drawing showing property lot lines, dimensions of coop/enclosure and distance from adjoining lot lines and residential structures.**

*Applying for and obtaining this chicken permit DOES NOT provide any authority to violate any restrictive covenants that govern the property where you reside or intend to keep chickens. Please review any Declaration of Restrictions or Restrictive Covenants that apply to the property prior to applying for a chicken permit. No permit fees will be refunded once they are paid.*

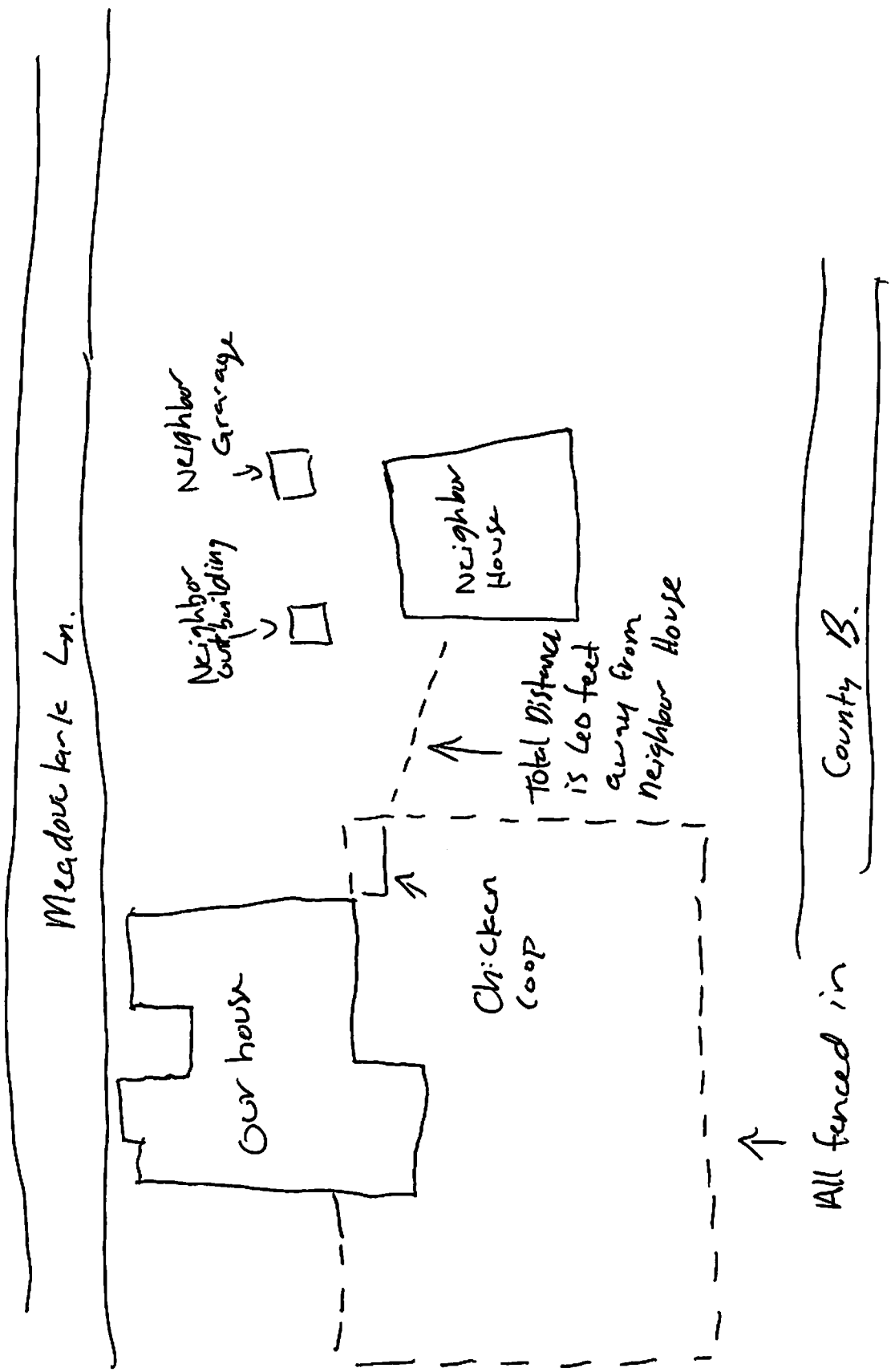
I hereby certify that I have read and understand the content of this application and that the above statements are true and correct to the best of my knowledge. I further certify that I understand that any such license is subject to revocation in accordance with Municipal Code of Ordinances Sec. 6-16.

  
(signature)

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(telephone)

1/23/23  
(date)





188014

# City of La Crosse, Wisconsin

## APPLICATION FOR INDOOR CABARET LICENSE

Check One:  New  Renewal For the license period \_\_\_\_\_ to \_\_\_\_\_ Fee: \$ 135

BUSINESS INFORMATION*			
Legal/Real Name: Bronze Dragon LLC			
Address of Above: Street 200 Main St Suite 101		City La Crosse	State Zip Code WI 54601
PREMISES INFORMATION			
Trade Name of Business: The Bronze Dragon			
Address of premises to be Licensed: 200 Main St Suite 101		Business Phone Number: 608-519-0076	
Premises are Owned By: Great River Property Management			
Address of Owner: Street 205 5th S Suite 324		City	State Zip Code
CABARET INFORMATION			
Detailed description of cabaret area to be licensed: The stage area of The Bronze Dragon. The stage is raised approximately 6 inches from the rest of the floor, made of wood, and is surrounded on all but one side with brass handrails.			
Nature of Entertainment: An assortment of live entertainment such as music, theatre performances, open mic, and karaoke/DJ services.			
Other Business Conducted upon the premises: The selling of non-alcoholic beverages, snacks, and the occasional private party rental.			
MANAGER INFORMATION*			
Cabaret Manager Name: First Caitlyn		Middle Faith	Last Konze
Cabaret Manager Home Address: Street 2921 Glendale Ave		City La Crosse	State Zip Code WI 54601
Home Phone Number of Cabaret Manager: 608-738-6784		Daytime Phone Number of Cabaret Manager: Same as home	
Was the above person listed as manager on last year's application? <input type="checkbox"/> Yes <input type="checkbox"/> No			

**\*Personal Data Sheet must be completed for each Officer/Member of the Business and the Manager.**

The above hereby makes application for a license to operate an Indoor Cabaret at the above address within the City of La Crosse pursuant to provisions of Sec. 10-100 of the Code of Ordinances for the City of La Crosse.

Caitlyn Konze 1/17/2023  
Signature of Applicant Date

OFFICE USE ONLY			
For original application: Are there lands zoned conservancy, residential or multiple dwelling within 100 feet of premises? <input type="checkbox"/> Yes (if yes, attach a list of those lands) <input type="checkbox"/> No			
Signature:	Date:	Granted:	License #:



TO THE JUDICIARY AND ADMINISTRATION COMMITTEE:

Following is a list of various licenses to be considered by your committee on January 31, 2023.

**\*LICENSE TO OWN, KEEP AND/OR HARBOR CHICKENS\***

February 1, 2023 through December 31, 2023

NEW

DANIEL BRUEGGEN	4321 MEADOWLARK LN	LA CROSSE WI 54601
SARAH FORTUNE	212 ZEPHYR CIRCLE	LA CROSSE WI 54601

**\*Cabaret\***

February 10, 2023 through June 30, 2023

**Original Indoor Cabaret**

Bronze Dragon LLC dba The Bronze Dragon  
200 Main St STE 101