



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

City Plan Commission

Monday, May 1, 2023

4:00 PM

Council Chambers

The 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 "In Progress" video link to the far right in the meeting list.

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 Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing tranea@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

Call to Order

Roll Call

Approval of Minutes from the April 3, 2023 meeting.

Agenda Items:

[23-0409](#)

Application of Christopher and Kelly Jo Eberlein for a Conditional Use Permit at 4808 Stanley Court allowing for a detached garage.

Attachments: [Application](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Heritage Preservation Commission Staff Report 4.27.2023](#)

[CPC Staff Report 5.1.23: 23-0409.docx.pdf](#)

[Heritage Preservation Commission Resolution 4-27-23](#)

[23-0410](#)

Application of Allan McCormick for a Conditional Use Permit at 455 Park Plaza Drive allowing for removal of structure and creation of green space for future development of a multi-story, mixed-use building.

Attachments: [Application](#)

[Email from Applicant Re: Plans](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[CPC Staff Report 5.1.23; 23-0410.pdf](#)

[23-0418](#)

Resolution transferring City-owned parcels to the Redevelopment Authority of La Crosse for the development of River Point District.

Attachments: [Proposed Amended Resolution for F&P 5.4.2023](#)

[Resolution](#)

[Staff Report](#)

[CPC Staff Report 5.1.23; 23-0418.docx.pdf](#)

[23-0450](#)

Request of Northern Grounds Properties LLC for an Exception to Minimum Height Standards allowing for a drive-thru coffee kiosk at 224 La Crosse Street.

Attachments: [Application and Plans](#)

[Notice of Hearing](#)

[200-foot Buffer List](#)

[Buffer Map](#)

[CPC Staff Report 5.1.23; 23-0450.docx.pdf](#)

[Prototypical Development.pdf](#)

[23-0244](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Undeliverable Notice - 3.6.2023](#)

[Affidavit of Publication - Notice of Hearing](#)

[Objection - Hanley - 3.28.2023](#)

[Objection - Swan - 3.28.2023](#)

[Legal Objector Map](#)

[CPC Staff Report 040323; 23-0244 LK](#)

[Objection - Craig - 4.3.2023](#)

[Committee Registration Slip - 4.4.2023](#)

[Objection - Kanable - 4.11.2023](#)

[Objection - Goede - 4.12.2023](#)

[Objection - Hoffmann - 4.12.2023](#)

[Objection - Mahr - 4.12.2023.pdf](#)

[Objection - Williams - 4.12.2023](#)

[Objection - Towne - 4.13.2023](#)

[Legal Objector Table - 4.13.2023](#)

[CPC Staff Report Addendum 5.1.23; 23-0244.docx.pdf](#)

Referred 30 days to the May 2023 meetings.

[23-0489](#) Update on Comprehensive Plan.

Attachments: [Comprehensive Plan Promotion to date April 24 2023 - Google Docs.pdf](#)

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, with as much advance notice as possible.

City Plan Commission Members:

Mayor Mitch Reynolds, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Matt Gallager, Jenasea Hameister & James Szymalak.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0409

Agenda Date: 5/2/2023

Version: 1

Status: Recommended to be
Adopted

In Control: Judiciary & Administration Committee

File Type: Application

Agenda Number:

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):
Christopher and Kelly Jo Eberlein

4816 Stanley Court, La Crosse 54601

Owner of property (name and address), if different than Applicant:

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:
Jonathan Powell

W5846 County Road V, Holmen WI, 54636-9022

Address(es) of subject parcel(s): 4808 Stanley Court

Tax Parcel Number(s): 17-10405-16

Legal Description (must be a recordable legal description; see Requirements):
CERTIFIED SURVEY MAP NO. 185 VOL 19 LOT 5 DOC NO. 1803299 T/W ACCESS ESMT IN DOC
NO. 1797560 *See attached CSM*

Zoning District Classification: R-1 *~ Single Family*

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-343 *(15)*
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: _____
Vacant Lot with small storage shed. Lot is used for storage/gardening

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):
Build a detached garage for personal use equipment and recreation, in accordance with building code.
28x34 with 10 foot side walls less than 17 feet in height. LP Smart Siding glacier white color/black trim.
Asphalt shingles to match house on adjacent lot for roofing.

Type of Structure **proposed**: Detached Garage 28x34 LP smart siding, asphalt shingles

Number of **current** employees, if applicable: N/A

Number of **proposed** employees, if applicable: N/A

Number of **current** off-street parking spaces: 0

Number of **proposed** off-street parking spaces: 0

*** 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: _____

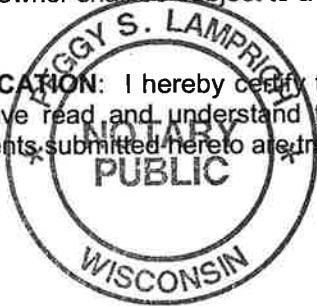
Check here if proposed operation or use will be green space: _____

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.



[Signature] _____ 4/5/23
(signature) (date)

608 397 3212 CKSSE4816@gmail.com
(telephone) (email)

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

Personally appeared before me this 5th day of April, 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Peggy S. Lamprich
Notary Public
My Commission Expires: September 28, 2023

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 _____ day of April, 2023.

Signed: [Signature]
Director of Planning & Development

With Regard to 4808 Stanley Court:

We are applying for a conditional-use permit to build an accessory structure on 4808 Stanley Court for personal/recreational uses. This structure is needed due to the maintenance and recreation equipment needed to care for our current acreage. This is a unique property within the city limits due to the large lot size and geography along Smith Valley Creek.

We have resided on the adjacent lot at 4816 Stanley Court for the past 18 years. Due to superior access from Eastbrook Ave., we purchased an additional 1 acre of land from our neighbor which includes a permanent easement agreement.

We applied for a building permit to build the accessory structure and was directed to split the lot to obtain approval for the building. This purchase and the lot split were done in 2022.

Our plan is to build a code-compliant accessory building on this new, additional lot on 4808 Stanley Court. This will be built at the required flood plain elevation that has already been surveyed. The structure is designed to complement the current house at 4816 Stanley Court, including matching roofing and siding. We will not sell off the second lot for an additional house. Access for the proposed structure will be via the easement from Eastbrook Ave.

Chris and Kelly Eberlein



La Crosse Fire Department

Division of Community Risk Management

inspection@cityoflacrosse.org (P) 608.789.7530 (F) 608.789.7589
http://www.cityoflacrosse.org/your-government/departments/fire-department



Revision 5/27/2021

APPLICATION FOR BUILDING PERMIT

Application Number _____ Date _____ Parcel Number: _____

OWNER INFORMATION					
Name: Chris and Kelly Eberlein					
Address of Above: Street 4816 Stanley Court			City La Crosse	State WI	Zip Code 54601
Phone:	Cell: 6083973212	Fax:	Email: cksse4816@gmail.com		
CONTRACTOR INFORMATION					
Name: Jonathan Powell					
Address of Above: Street W5846 County Road V			City Holmen	State WI	Zip Code 54636
Phone:	Cell: 6087697604	Fax:	Email: jdpowellconstruction@gmail.com		
PROJECT INFORMATION					
Project Address: 4808 Stanley Court La Crosse WI 54601					
Construction Cost: \$60000		Description of Work: <small>If Demolition include intended use of land after demolition</small> Build 28x34 foot detached garage on floating slab above flood plain. 10 foot sidewalls, peak height 17 foot, 8 foot garage doors.			
Project Type: <input type="checkbox"/> Building <input type="checkbox"/> Addition <input type="checkbox"/> Sign <input type="checkbox"/> Alteration/Remodel <input type="checkbox"/> Demolition		Architect/Engineer Name:		Architect/Engineer Phone:	
Level of Alteration (per IEBC):					
PROPERTY INFORMATION					
Zoning:	Nbr. Dwling Units:	Flood Plain: <input type="checkbox"/> Yes <input type="checkbox"/> No	Fire Limits: <input type="checkbox"/> Yes <input type="checkbox"/> No	Archaeological District: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Building Construction Type:			Occupancy Type:		
FEE INFORMATION					
Copies: \$	Plan Review: \$	Permit: \$	Record Mtce: \$	Other: \$	Total: \$

IT IS HEREBY AGREED between the applicant, as owner, owner's agent or servant, and the City of La Crosse that for and in consideration for the premises and of the permit to construct, erect, alter, move, raze, or install and the occupancy of a building or property as above described, to be issued and granted by Fire Prevention and Building Safety of the City of La Crosse, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter, move, raze or install and occupy in strict compliance with the ordinances of the City of La Crosse, and to obey any and all lawful orders of Fire Prevention and Building Safety of the City of La Crosse and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings and other structures and permanent building equipment.

Jonathan Powell

Agent/Contractor:

(Print)

(Sign)

3/20/23

(Date)

DLG-047200439

(WI Cred/Qual)

Chris Eberlein

Owner:

(Print)

(Sign)

3/16/23

(Date)

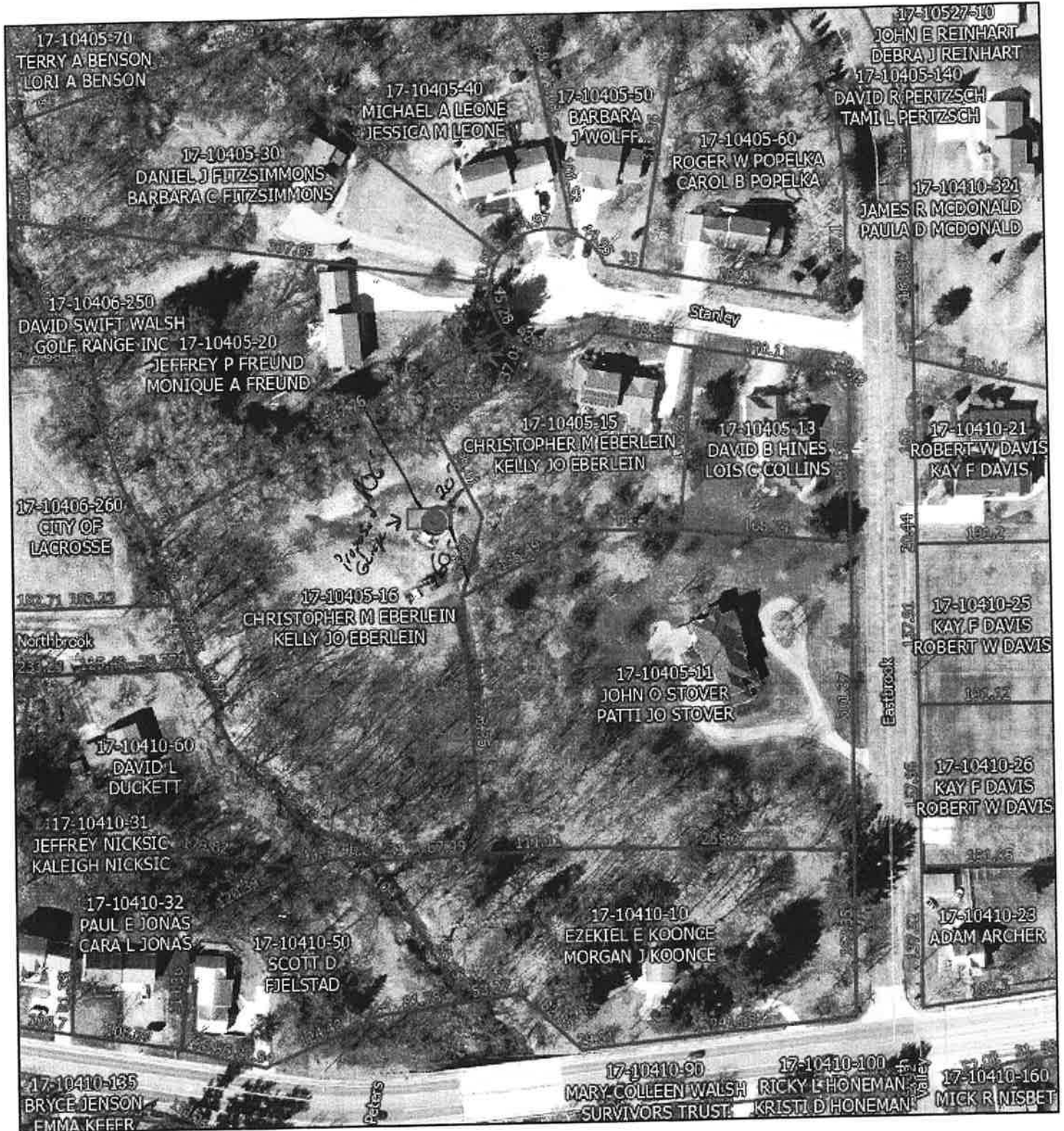
OFFICE USE ONLY

Application Approved:

Inspector:








Date:

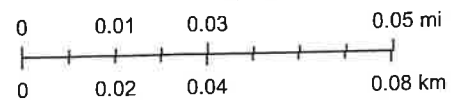
ArcGIS Web Map



3/16/2023, 2:57:23 PM

1:2,257

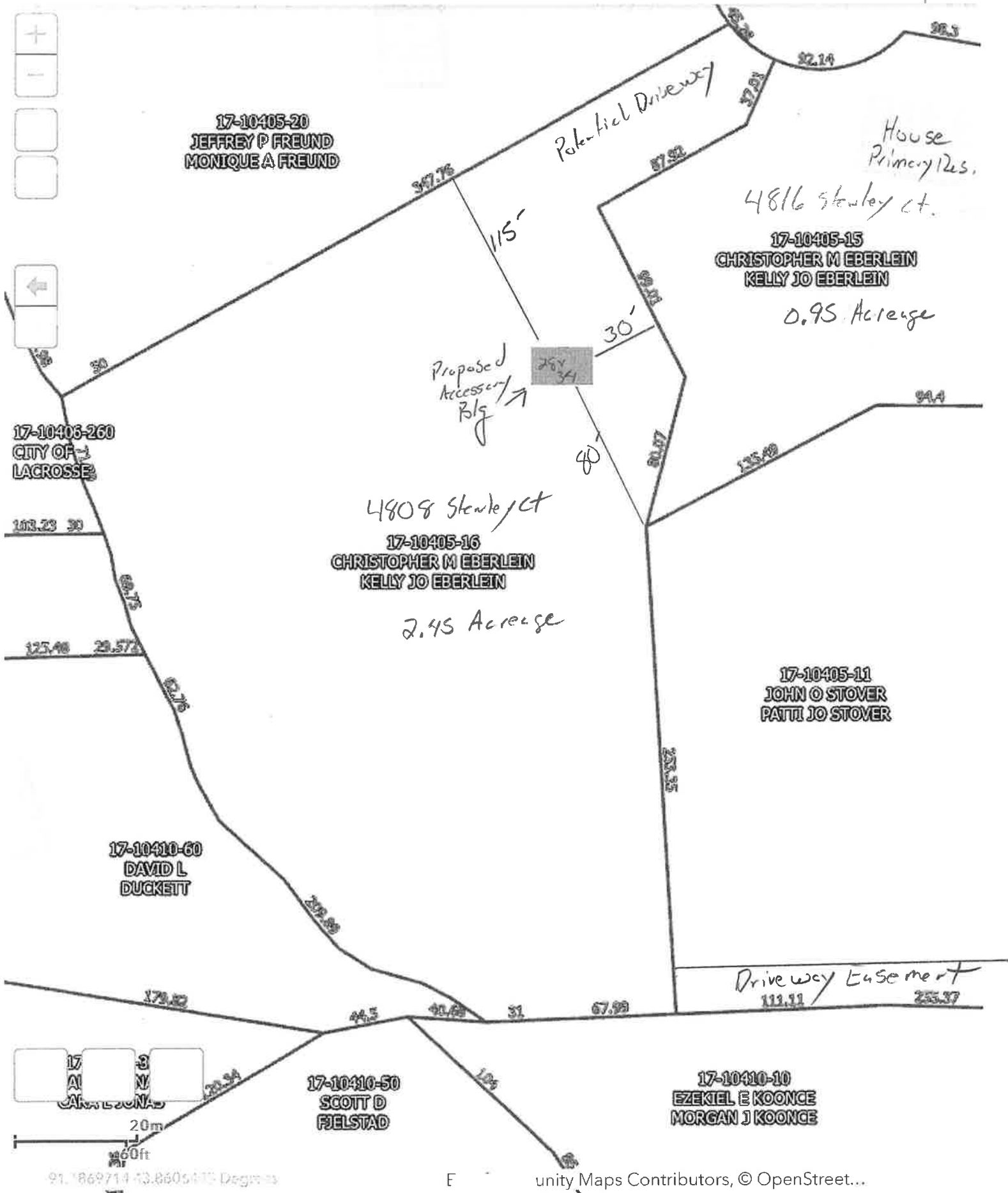
-  Municipal Boundaries Labels
-  Municipality Limits
-  Tax Parcels
-  TaxParcelArcs
-  County_Roadways
-  County
-  Municipal



La Crosse County

Web AppBuilder for ArcGIS

Representative Fraction (RF) or Natural Scale: 1:1200 (this is the same as 1/1200) The RF says that 1 of any measurement on the map equals 1200 of the same measurement on the original surface;



17-10405-20
JEFFREY P FREUND
MONIQUE A FREUND

Potential Driveway

House
Primary Res.
4816 Stanley Ct.
17-10405-15
CHRISTOPHER M EBERLEIN
KELLY JO EBERLEIN
0.95 Acreage

17-10405-260
CITY OF
LACROSSE

Proposed
Accessory
Bldg

4808 Stanley Ct
17-10405-16
CHRISTOPHER M EBERLEIN
KELLY JO EBERLEIN
2.45 Acreage

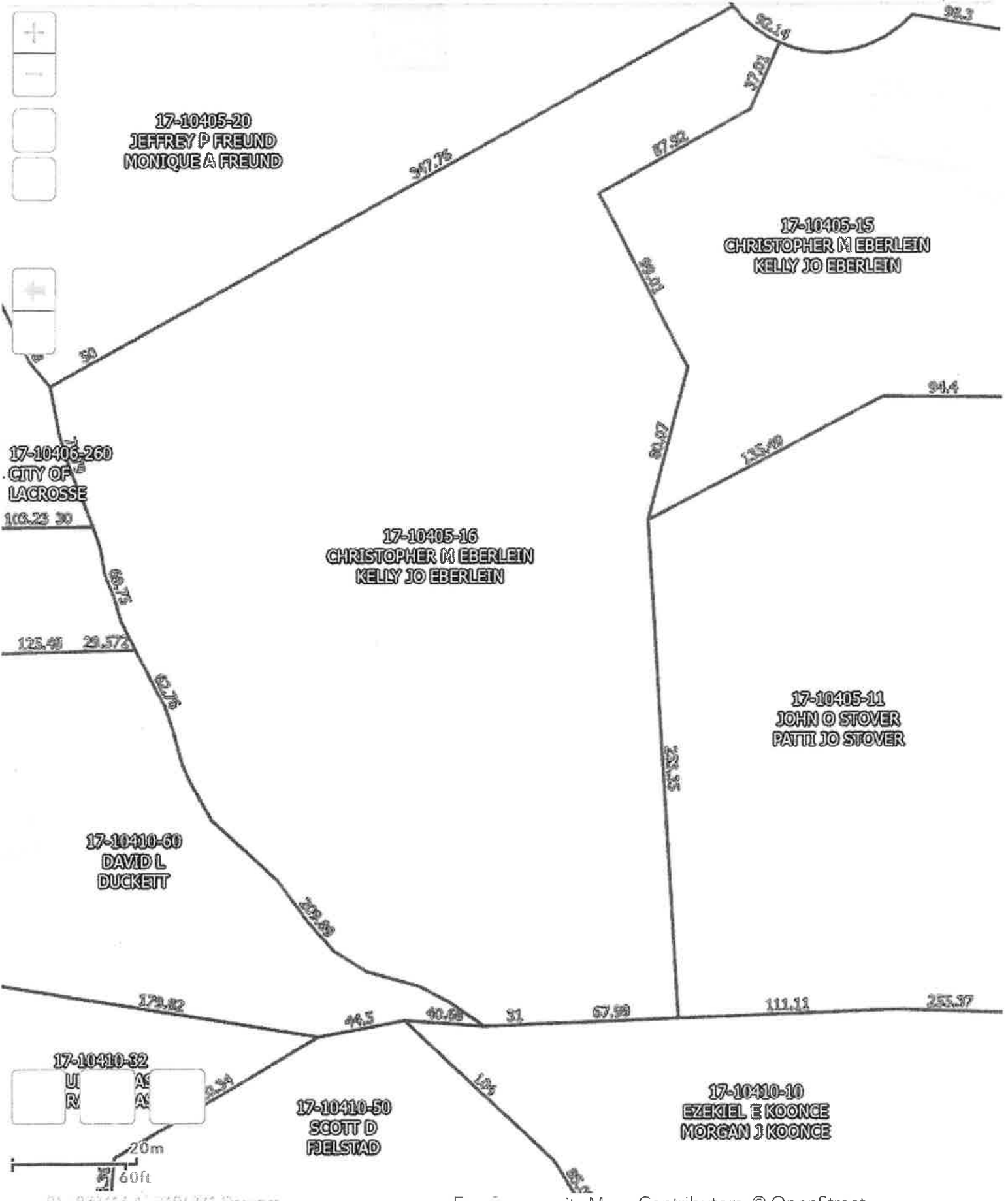
17-10405-11
JOHN O STOVER
PATTI JO STOVER

17-10410-60
DAVID L
DUCKETT

Driveway Easement
111.11 255.37

17-10410-50
SCOTT D
FJELSTAD

17-10410-10
EZEKIEL E KOONCE
MORGAN J KOONCE



17-10406-260
CITY OF
LACROSSE
106.23 30

17-10405-20
JEFFREY P FREUND
MONIQUE A FREUND

17-10405-15
CHRISTOPHER M EBERLEIN
KELLY JO EBERLEIN

17-10405-16
CHRISTOPHER M EBERLEIN
KELLY JO EBERLEIN

17-10405-11
JOHN O STOVER
PATTI JO STOVER

17-10410-60
DAVID L
DUCKETT

17-10410-50
SCOTT D
FELSTAD

17-10410-10
EZEKIEL E KOONCE
MORGAN J KOONCE

17-10410-82
U R A C
R A C





DocId:8420716

Tx:4119336

1803299
LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

RECORDED ON
12/19/2022 03:31 PM
PAGE COUNT: 2
VOLUME: 19 PAGE: 185

CERTIFIED SURVEY MAP

LOCATION: LOT 2 AND PART OF LOT 1, C.S.M. #138, VOL. 7,
DOC. #1174707, LOCATED IN PART OF THE
NW 1/4-SW 1/4, SECTION 14, T.16N., R.7W.,
CITY OF LA CROSSE, LA CROSSE COUNTY, WI

PREPARED AT THE DIRECTION OF:
OWNER:
CHRISTOPHER & KELLY JO EBERLEIN
4816 STANLEY COURT
LA CROSSE, WI 54603

NORTH



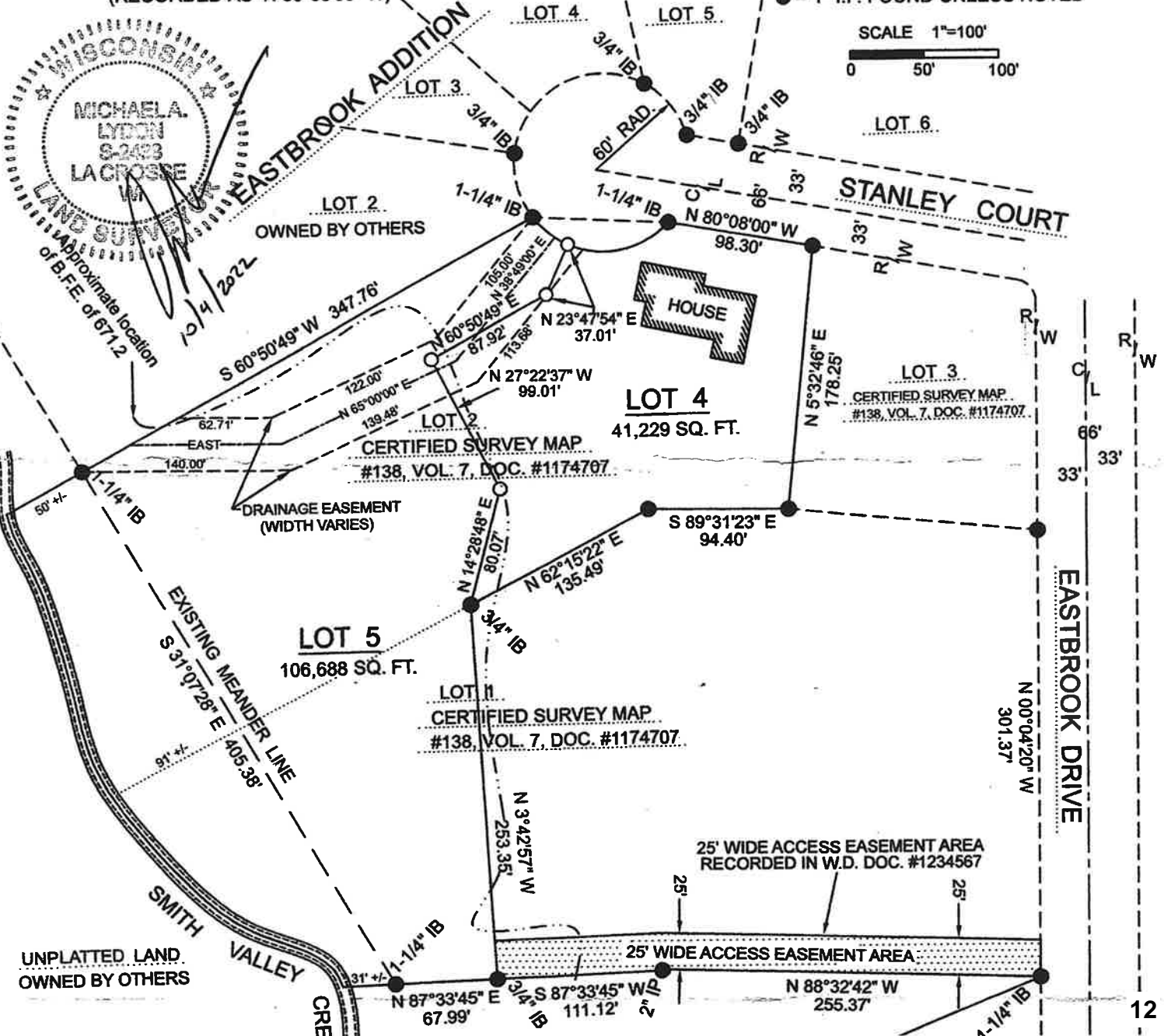
LEGEND

- ⊕ = EXISTING SECTION CORNER MONUMENT AS NOTED
- = 3/4" X 24" IRON BAR SET WEIGHING 1.50 LBS. PER LIN. FT.
- = 1" I.P. FOUND UNLESS NOTED

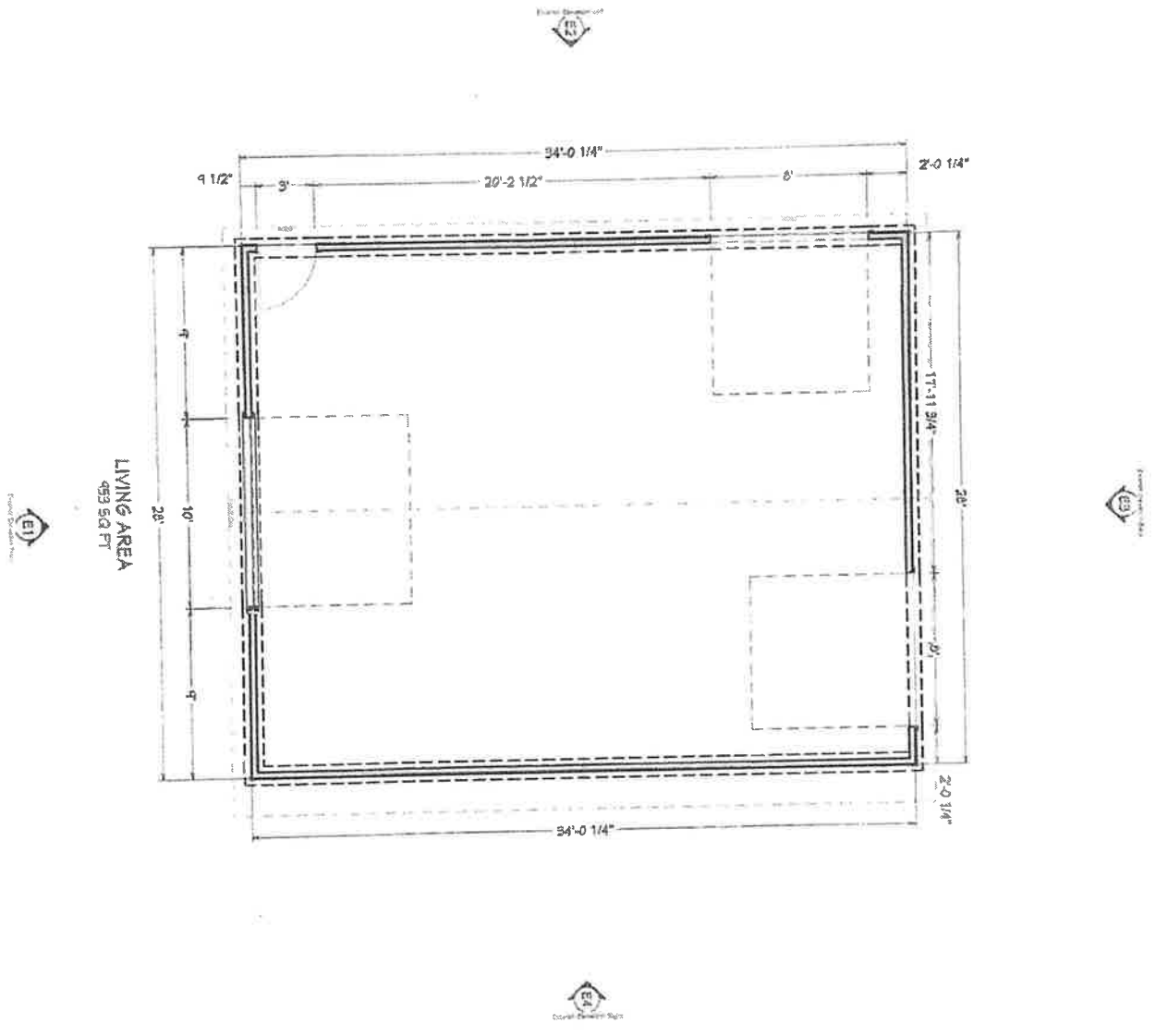
SCALE 1"=100'



BEARINGS ARE REFERENCED TO THE
RECORDED BEARINGS ON C.S.M. #138, VOL. 7,
DOC. #1174707 - THE SOUTH RIGHT OF WAY OF STANLEY COURT
(RECORDED AS N 80°08'00" W)



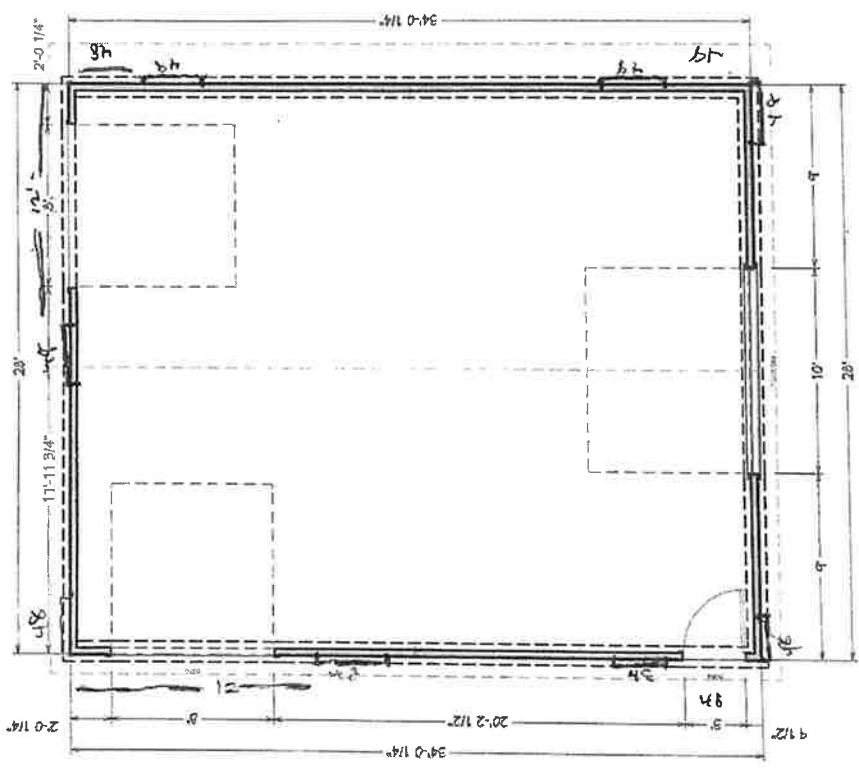
2x4x10' walls
6/12 roof
3/12 vaulted ceiling
24" eave overhang
12" rake overhang



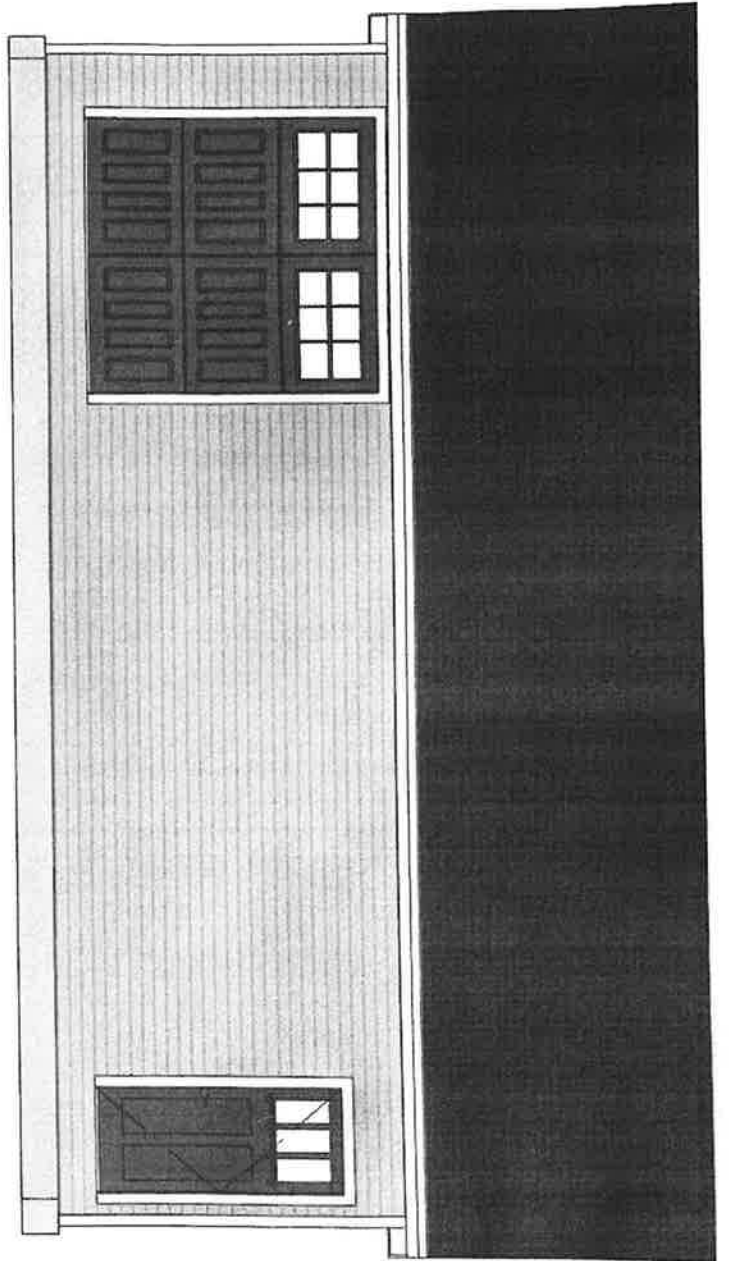
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Front	7.37	1.00	7.37	8.00	1.00
Rear	7.37	1.00	7.37	8.00	1.00
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Right	6.07	1.00	6.07	8.00	1.00



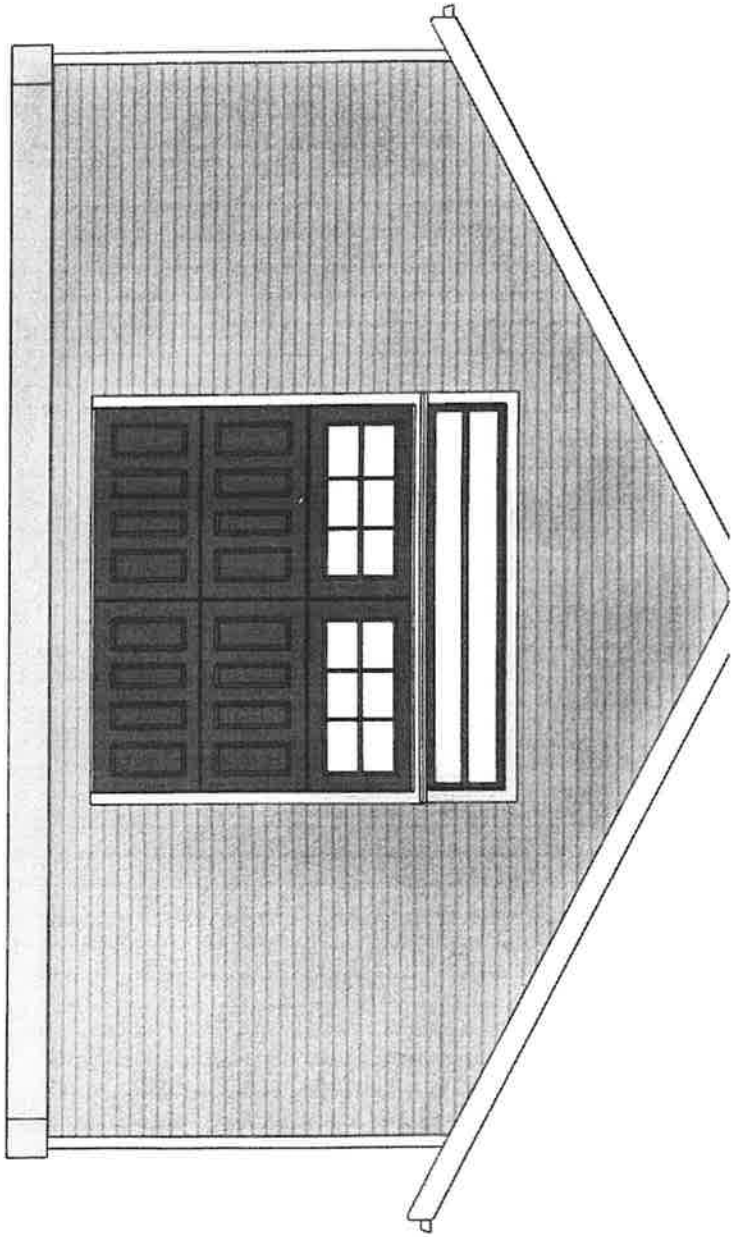
All Headers
2 Ply 1 3/4 x 11 7/8" LVL



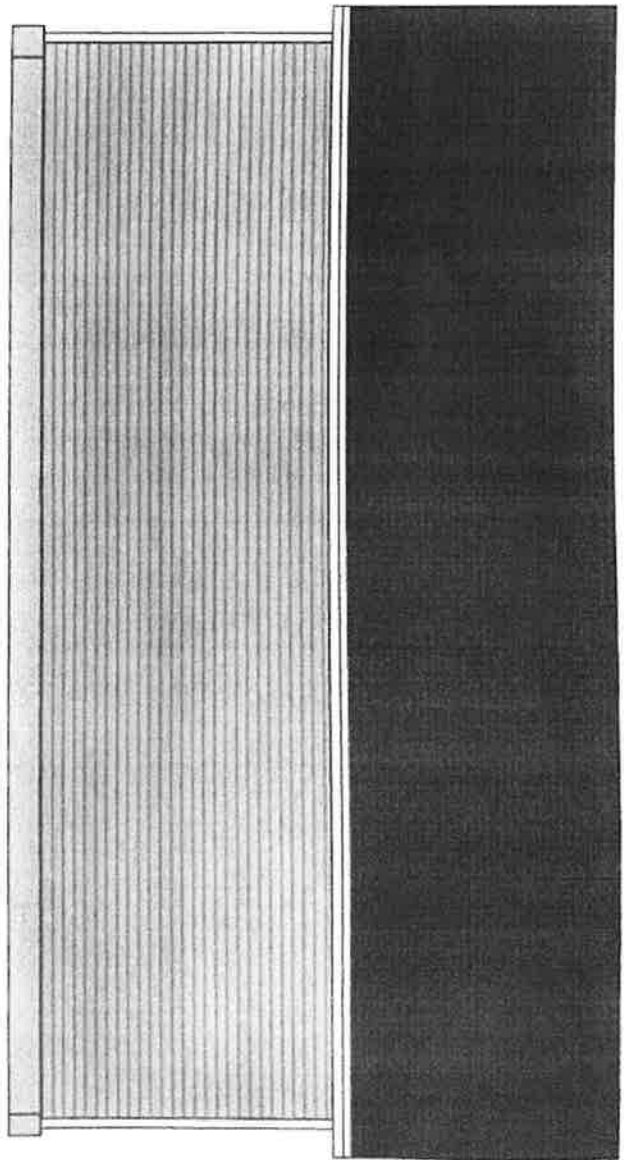
LIVING AREA
450 SQ FT



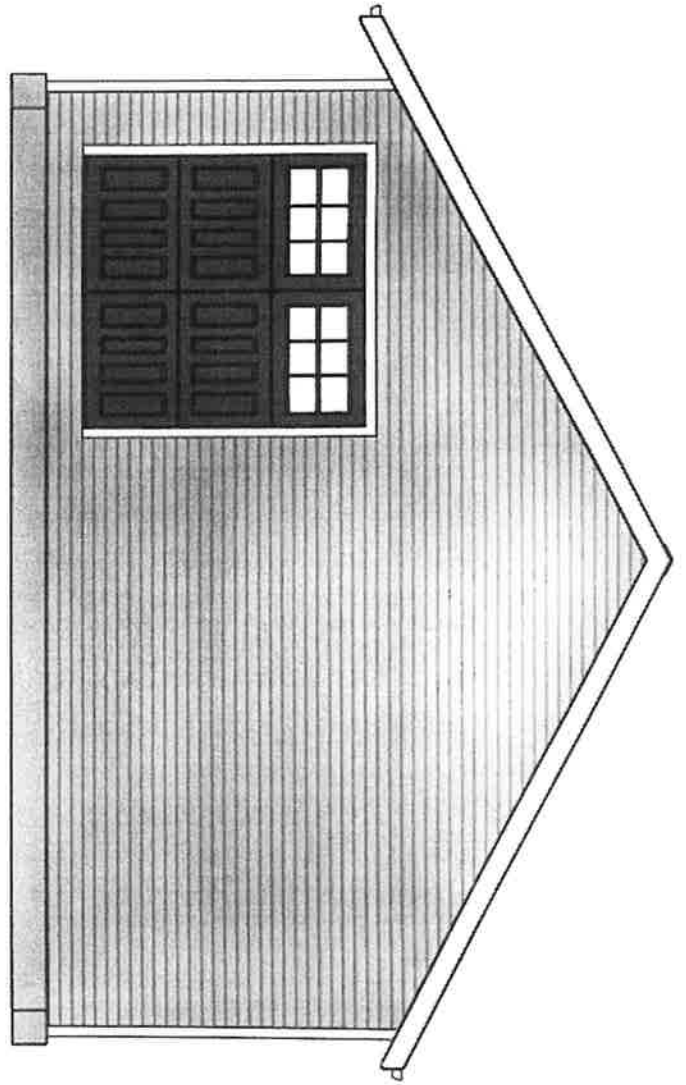
N



M



5

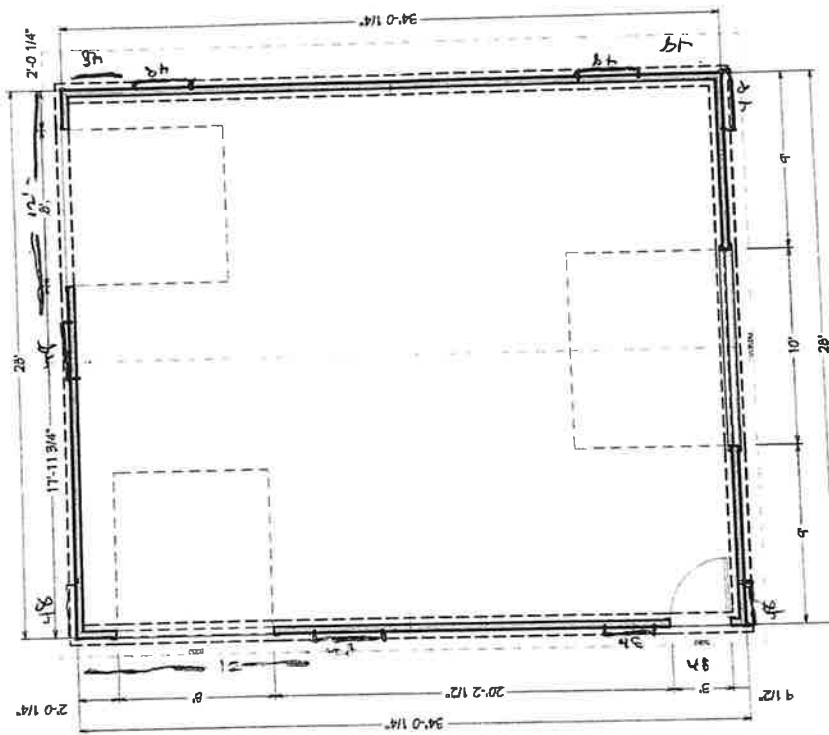


Handwritten scribble or mark.

	min	height	Required	Provided	Exposure
Front	7.37	1.00	7.37	8.00	1.00
Rear	7.37	1.00	7.37	8.00	1.00
Left	6.07	1.00	6.07	8.00	1.00
Right	6.07	1.00	6.07	8.00	1.00



All Headers
2 Ply 1 3/4 x 1 7/8" LVL



LIVING AREA
459 SQ FT

**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 **Christopher and Kelly Jo Eberlein for the issuance of a Conditional Use Permit under Sec. 115-343 (15)** of the Municipal Code of Ordinances of the City of La Crosse **allowing for a detached garage.**

Said property is generally located at **4808 Stanley Court** and is further described as follows:

*Tax Parcel 17-10405-16
CERTIFIED SURVEY MAP NO. 185 VOL 19 LOT 5 DOC NO. 1803299 T/W
ACCESS ESMT IN DOC NO. 1797560*

The City Plan Commission will meet to consider such application on **Monday, May 1, 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, May 2, 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, May 11, 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 – 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 (search for File 23-0409).

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

Dated this 10th day of April, 2023.

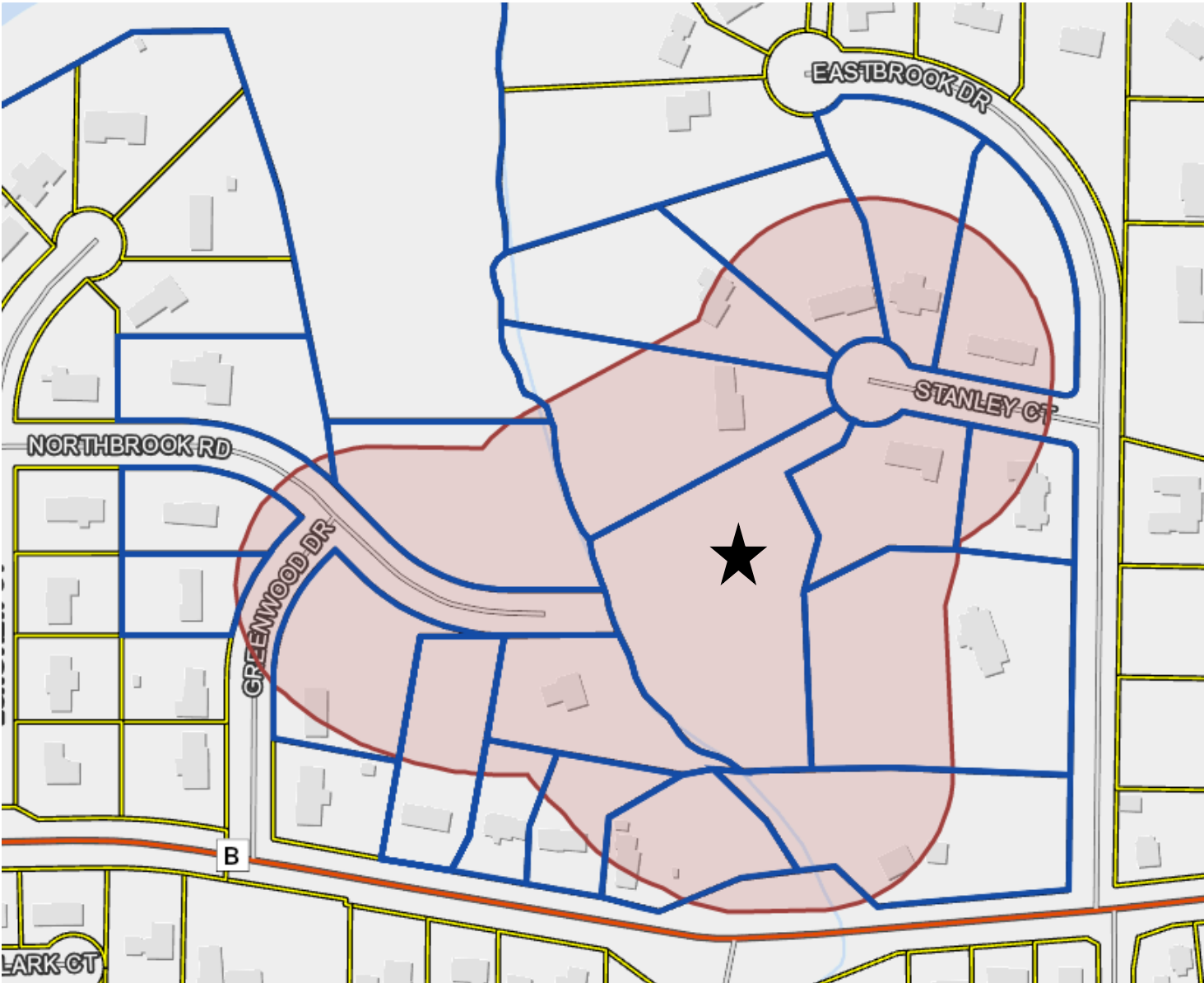
Nikki M. Elsen, City Clerk
City of La Crosse

Publish: April 18 and 25, 2023
One (1) Affidavit

Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-10405-50	BARBARA J WOLFF	4815 STANLEY CT	4815 STANLEY CT	LA CROSSE WI 54601
17-10405-15	CHRISTOPHER M & KELLY JO EBERLEIN	4816 STANLEY CT	4816 STANLEY CT	LA CROSSE WI 54603
17-10406-260	CITY OF LACROSSE	4700 NORTHBROOK RD	400 LA CROSSE ST	LA CROSSE WI 54601
17-10405-30	DANIEL J & BARBARA C FITZSIMMONS	4801 STANLEY CT	4801 STANLEY CT	LA CROSSE WI 54601-2906
17-10405-13	DAVID B HINES, LOIS C COLLINS	2711 EASTBROOK DR	2711 EASTBROOK DR	LA CROSSE WI 54601
17-10410-60	DAVID L DUCKETT	4706 NORTHBROOK RD	4706 NORTHBROOK RD	LA CROSSE WI 54601-2966
17-10410-10	EZEKIEL & MORGAN KOONCE	4823 COUNTY ROAD B	4823 COUNTY ROAD B	LA CROSSE WI 54601
17-10410-31	JEFFREY & KALEIGH NICKSIC	4705 COUNTY ROAD B	4705 COUNTY ROAD B	LA CROSSE WI 54601
17-10405-20	JEFFREY P FREUND, MONIQUE A FREUND	4802 STANLEY CT	4802 STANLEY CT	LA CROSSE WI 54601-2906
17-10410-40	JFH PROPERTIES LLC	4631 COUNTY ROAD B, APT 1-5	N2118 BINA RD	COON VALLEY WI 54623
17-10405-11	JOHN O STOVER, PATTI JO STOVER	2631 EASTBROOK DR	2631 EASTBROOK DR	LA CROSSE WI 54601-1905
17-10405-40	MICHAEL A LEONE, JESSICA M LEONE	4805 STANLEY CT	4805 STANLEY CT	LA CROSSE WI 54601-2906
17-10406-210	MICHAEL D ABTS	2631 GREENWOOD DR	2631 GREENWOOD DR	LA CROSSE WI 54601-2963
17-10406-220	MICHAEL QUAM, REBECCA QUAM	4524 NORTHBROOK RD	4524 NORTHBROOK RD	LA CROSSE WI 54601-2964
17-10406-230	PATRICK R MCKENZIE, LINDA K MCKENZIE	2620 GREENWOOD DR	2620 GREENWOOD DR	LA CROSSE WI 54601
17-10410-32	PAUL & CARA JONAS	4711 COUNTY ROAD B	4711 COUNTY ROAD B	LA CROSSE WI 54601
	PAUL M POEHLING LIVING TRUST			
17-10406-130	PATRICIA M POEHLING LIVING TRUST	4525 NORTHBROOK RD	4525 NORTHBROOK RD	LA CROSSE WI 54601-2965
17-10405-60	ROGER W POPELKA, CAROL B POPELKA	4827 STANLEY CT	4827 STANLEY CT	LA CROSSE WI 54601-2906
17-10410-50	SCOTT FJELSTAD	4725 COUNTY ROAD B	4725 COUNTY ROAD B	LA CROSSE WI 54601
17-10406-250	WALSH GOLF RANGE INC		4203 COUNTY ROAD B	LA CROSSE WI 54601-2992

Properties within 200 feet of 4808 Stanley Ct

Applicant	CHRISTOPHER M & KELLY JO EBERLEIN	4808 STANLEY CT	4816 STANLEY CT	LA CROSSE WI 54603
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Properties within 200 feet of subject property.

★ = 4808 Stanley Ct

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*Tax Parcel 17-10405-16
CERTIFIED SURVEY MAP NO. 185 VOL 19 LOT 5 DOC NO. 1803299 T/W
ACCESS ESMT IN DOC NO. 1797560*

The City Plan Commission will meet to consider such application on **Monday, May 1, 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, May 2, 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, May 11, 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 – 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 (search for File 23-0409).

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

Dated this 10th day of April, 2023.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: April 18 and 25, 2023
One (1) Affidavit

HERITAGE PRESERVATION COMMISSION REPORT
Construction of second accessory structure on vacant adjacent lot
Ordinance 115.344(15)

TO: Heritage Preservation Commission
FROM: Planning Staff
MEETING DATE: April 27, 2023

PROPOSAL: The applicant wants to construct a second accessory structure on an adjacent vacant lot. The primary residence is located at 4816 Stanley Ct and the proposed garage will be located at 4808 Stanley Ct.

PROPERTY OWNER:
Christopher Eberlein
4816 Stanley Ct
La Crosse, WI 54603

APPLICANT: Same as above.

BACKGROUND: The HPC was given the responsibility to review plans for second accessory structures that are being constructed on lots that are adjacent to the property owner's primary residence. Property owners that want to construct a second garage per Section 115.344(15) of the La Crosse Municipal Code. Plans must apply for a Conditional Use Permit and have their plans reviewed and approved by the HPC, the Plan Commission, and the Common Council before a building permit can be issued. Below is the Ordinance.

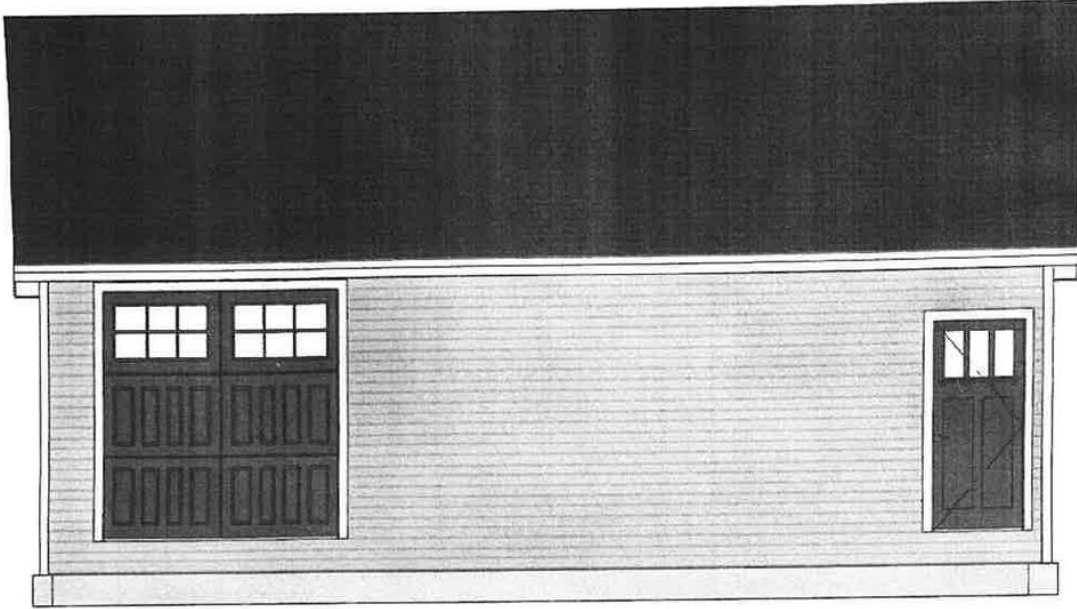
115.344(15) A second accessory structure or replacement accessory structure may be permitted on an adjacent vacant lot under the same ownership in the Single-Family Residence District notwithstanding the requirement that there be a principal dwelling or house on one of the lots and provided said accessory structure meets the following:

- (a) Architectural standards provided for in the carriage house provision of this code.*
- (b) The vacant lot is a lot of record.*
- (c) The construction of a new accessory structure or replacement accessory structure does not prevent the building of a principal dwelling or house on said vacant lot in the future.*
- (d) The Heritage Preservation Commission and City Plan Commission must review final architectural and design plans prior to issuance of a building permit.*
- (e) The location of said accessory structure or replacement accessory structure shall meet all other requirements of the R-1 Single Family Residence District.*

PROJECT DESCRIPTION: The applicant is proposing to construct a new 28x34ft single story garage that will be less than 17ft in height. Staff discussed the proposed garage and its design with the applicant after submittal of their Conditional Use Permit

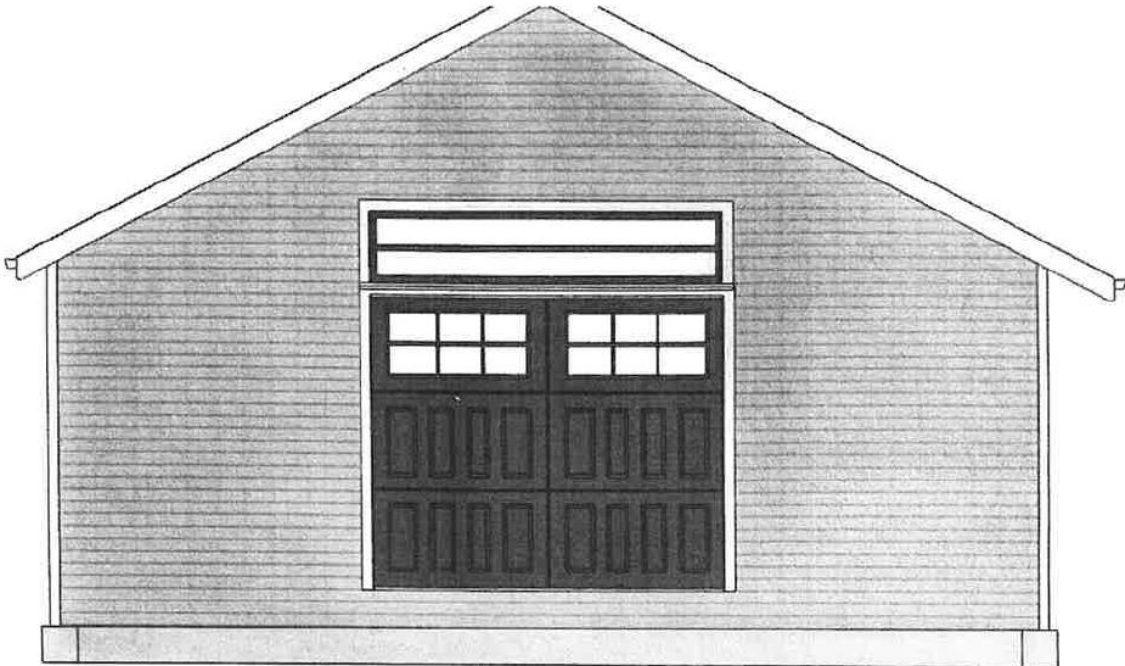
application and received additional design details. The below description reflects that discussion.

North Façade



The north façade includes an overhead door with a decorative window slate and a service door with windows.

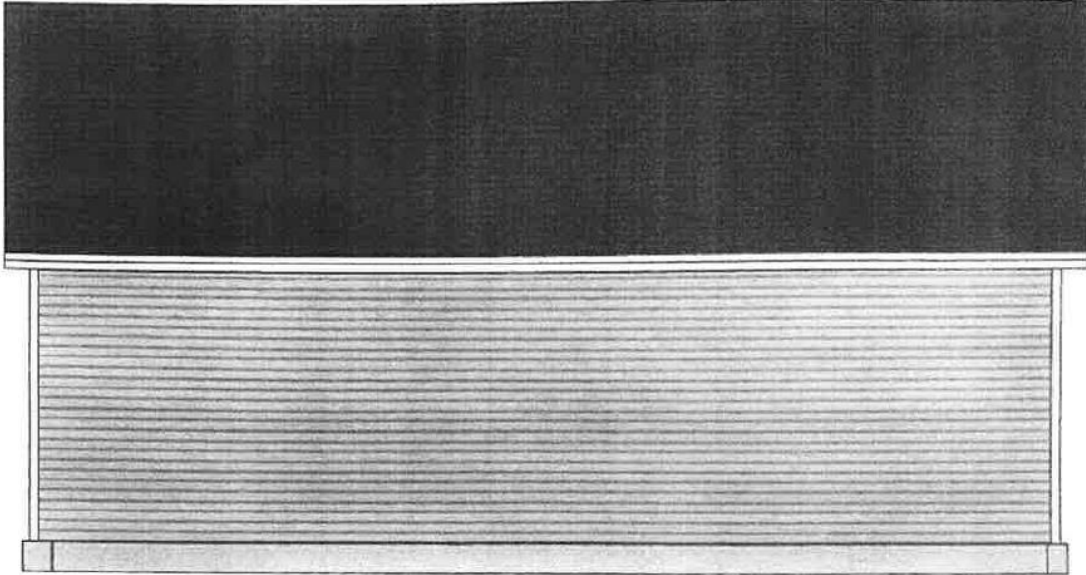
West Façade



The west façade includes an overhead door with a decorative window slate. There is a transom window located above the overhead door. The applicant has stated that they

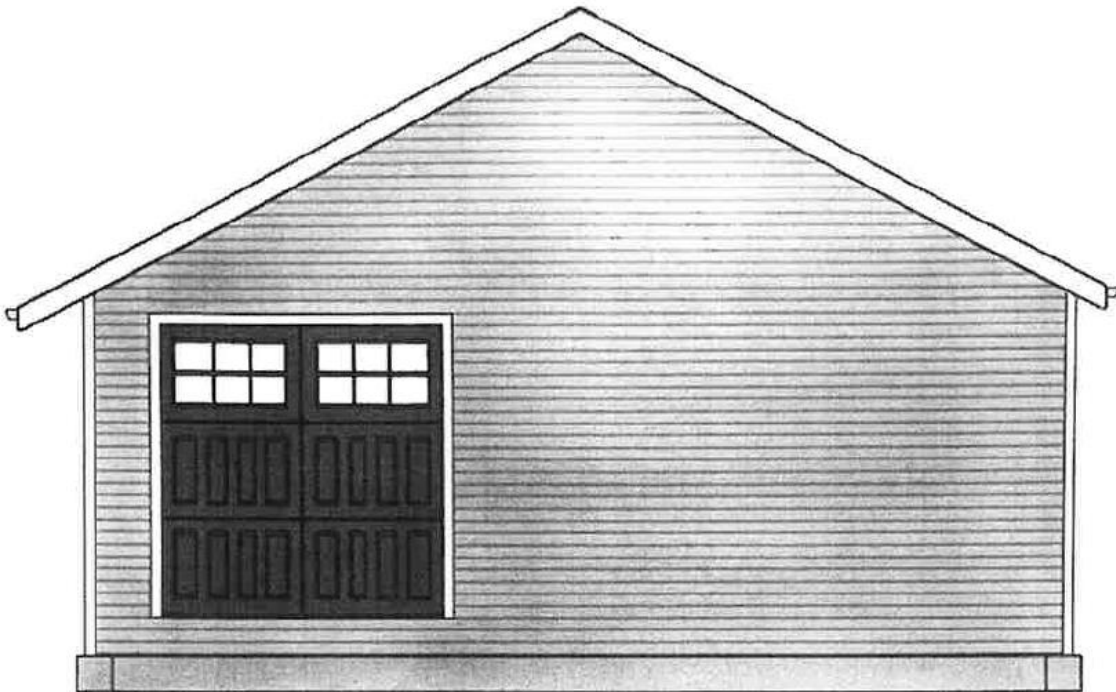
intend to add a trim piece to separate the side wall of the garage with the gable. The gable will be sided with LP SmartSide shakes.

South Façade



There are no unique features to delineate on this façade.

East Façade



The east façade includes an off-center overhead door with a decorative window slate. The applicant has stated that they intend to add a trim piece to separate the side wall of the garage with the gable. The gable will be sided with LP SmartSide shakes.

The roof will consist of asphalt shingles to match the house. The garage will be sided with LP Smart siding that will have a clapboard siding appearance when installed. The applicant stated to staff that they intend to side the primary house in the same manner within the next few years. The garage is intended to be primarily used for storage of implements and equipment to maintain both properties. Access to the property is primarily used via an existing gravel road along an easement on the property to the south.

See attached plans for more information.

ANALYSIS:

One of the criteria for reviewing these applications is that it follows the architectural standards provided in the carriage house ordinance. The intent of this ordinance is to promote the livability of older neighborhoods by permitting unique designs of accessory buildings that are architecturally compatible with the primary structure. This is to ensure that the proposed accessory structure is in keeping with the historic nature of the primary structure and surrounding properties. The proposed accessory structure is in a neighborhood that is located within a more rural area of the City, complete with newer homes and larger city lots, aspects that are not what the carriage house ordinance was intended for. That being said, the proposed design does have provide some architectural features that are recommended per the carriage house ordinance. This includes overhead garage and service doors with windows, trim board separating the gable and side walls, shakes in the upper gable, and exterior materials that give the appearance of clapboard siding.

Staff finds that the proposed design of this garage meets all of the requirements of this ordinance including being located on the lot in a manner that will allow a house to constructed be constructed in the future.

RECOMMENDED ACTION BY STAFF: The design of the proposed second garage is recommended for approval with the condition that trim boards and shakes in the gables are used as stated in the above report by the applicant.

Agenda Item 23-0409 (Tim Acklin & Jenna Dinkel)

Application of Christopher and Kelly Jo Eberlein for a Conditional Use Permit at 4808 Stanley Court allowing for a detached garage.

General Location

Council District 2, not in a Neighborhood Association. Located on Stanley Ct off of County Road B as depicted on attached Map PC23-0409. Surrounding the property is single-family housing.

Background Information

The applicant is requesting a conditional use permit to construct a second accessory structure on an adjacent vacant lot. The primary residence is located at 4816 Stanley Ct and the proposed detached garage will be located at 4808 Stanley Ct. There are three potential access points to the garage that include two public rights-of-way and one easement. Part of this property is in the flood plain, so the garage is going to be elevated on a floating slab to bring it out of the flood plain.

The design features of the garage include a roof which will consist of asphalt shingles to match the house. The garage will be sided with LP Smart siding that will have a clapboard siding appearance when installed. The applicant stated to staff that they intend to side the primary house in the same manner within the next few years. The garage is intended to be primarily used for storage of implements and equipment to maintain both properties. Access to the property is primarily used via an existing gravel road along an easement on the property to the south.

Recommendation of Other Boards and Commissions

The Heritage Preservation Commission met on April 27, 2023, to recommend approval of the application and plans.

Consistency with Adopted Comprehensive Plan

A second accessory structure is permitted on a vacant lot if it does not hinder the development of a principal dwelling or house on the vacant lot in the future.

Staff Recommendation

In order to have a second accessory structure on an adjacent lot the applicant must apply for a CUP and meet the following requirements:

(a) *Architectural standards provided for in the carriage house provision of this code.*

- a. The proposed accessory structure is in a neighborhood that is in a rural area of the city, which includes larger lot sizes and newer homes. The carriage house ordinance was intended to permit accessory buildings that are architecturally compatible with the primary structure in older neighborhoods to ensure the structure keeps the historic nature of surrounding properties. The proposed design does have some architectural

features recommended in the carriage house ordinance including overhead garage and service doors with windows, trim board separating the gable and side walls, shakes in the upper gable, and exterior materials that give the appearance of clapboard siding. Please refer to the staff report for the Heritage Preservation Commission that is attached to this legislation for more information.

- (b) *The vacant lot is a lot of record.*
 - a. The lot was established as a lot of record via a Certified Survey Map.
- (c) *The construction of a new accessory structure or replacement accessory structure does not prevent the building of a principal dwelling or house on said vacant lot in the future.*
 - a. The new accessory structure does not prevent the building of a principal dwelling in the future.
- (d) *The Heritage Preservation Commission and City Plan Commission must review final architectural and design plans prior to issuance of a building permit.*
 - a. Both commissions will review as part of the May Council cycle. Revisions to these plans were discussed and agreed upon between staff and the applicant and reviewed and approved by the Heritage Preservation Commission.
- (e) *The location of said accessory structure or replacement accessory structure shall meet all other requirements of the R-1 Single Family Residence District.*
 - a. Yes, accessory structure meets R-1 requirements. The accessory structure is 28' X 34' making it 952 square feet which is less than the 1000 square feet maximum. It also meets height requirements with a height of 17 feet.

This item is recommended for approval after meeting all conditions for a conditional use permit for a second accessory structure on an adjacent vacant lot with the condition that trim boards and shakes in the gables are used by the applicant as stated in the Heritage Preservation report.

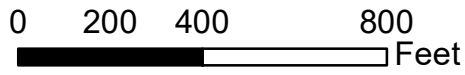
Routing J&A 5.2.2023

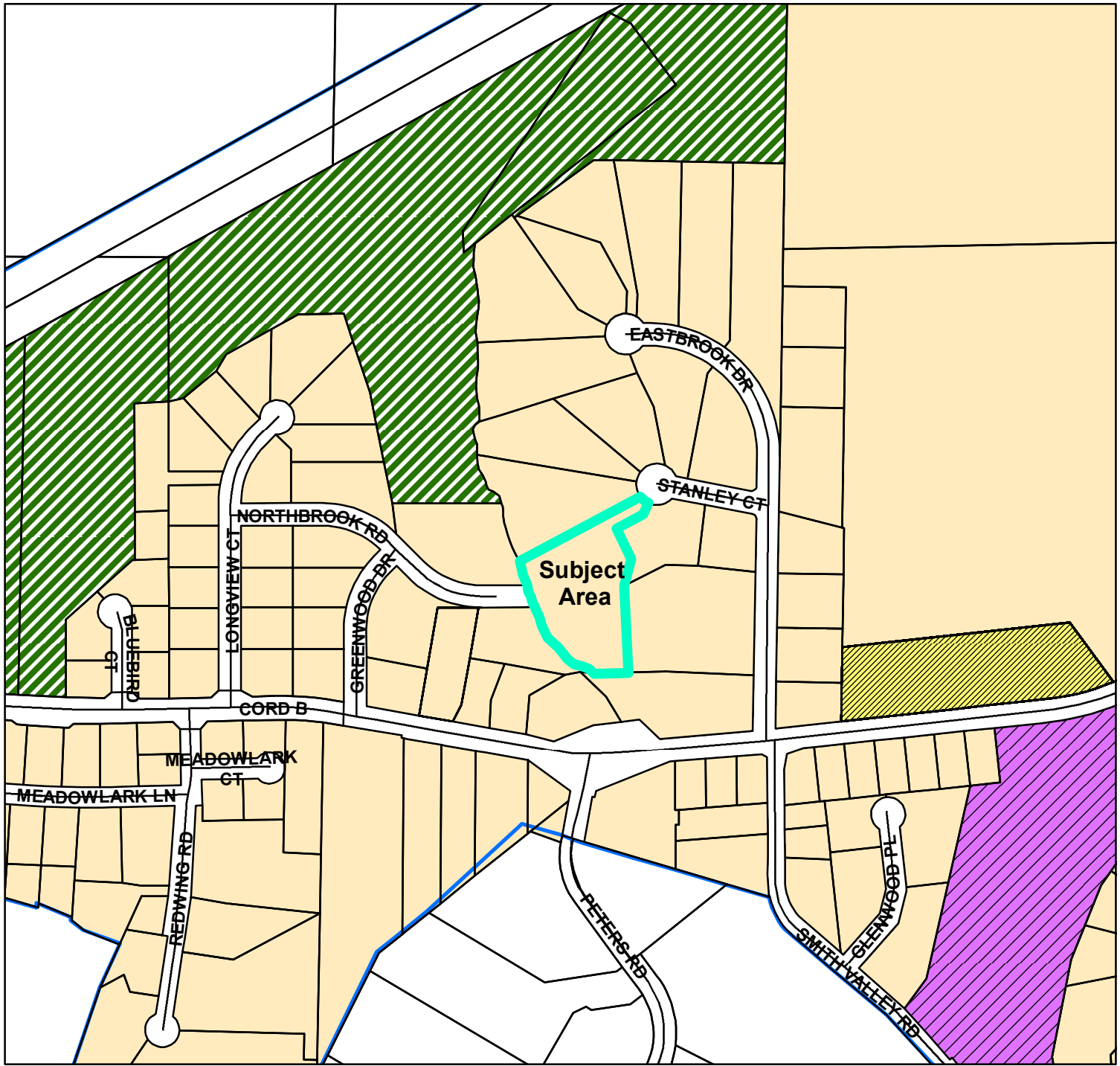


BASIC ZONING DISTRICTS

	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

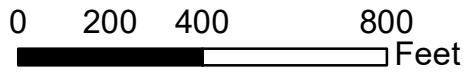






BASIC ZONING DISTRICTS

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23-0409

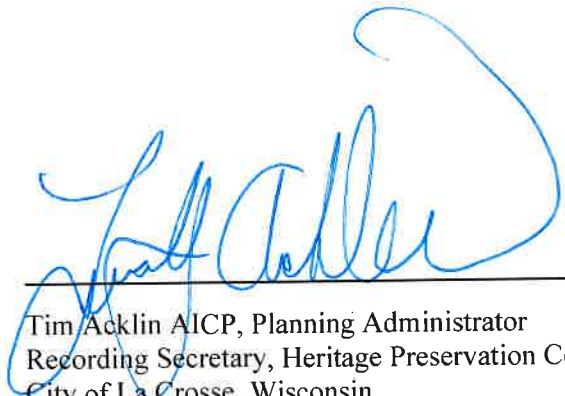
**CERTIFIED COPY OF RESOLUTION ADOPTED AT A
REGULAR MEETING OF THE HERITAGE PRESERVATION
COMMISSION OF THE CITY OF LA CROSSE, WISCONSIN**

STATE OF WISCONSIN)
) ss.
County of La Crosse, City of La Crosse)

I HEREBY CERTIFY that I am the duly appointed, qualified secretary of the Heritage Preservation Commission of the City of La Crosse and State of Wisconsin; that the following is a true and correct copy of a Resolution adopted at a regular monthly meeting of the Heritage Preservation Commission of the City of La Crosse, State of Wisconsin, held on the 27th day of April, 2023 at six o'clock, p.m., in the Council Chambers at La Crosse the City Hall, 400 La Crosse Street, in said City; and that the same has been duly recorded in the minutes of said Commission and has never been rescinded or revoked.

BE IT RESOLVED: that the Application of Christopher and Kelly Jo Eberlein for a Conditional Use Permit at 4808 Stanley Court allowing for a detached garage be approved with the condition that trim boards and shakes in the gables are included in the final design.

IN WITNESS WHEREOF, I have hereunto signed my name at La Crosse, Wisconsin, this 28th day of April 2023.



Tim Acklin AICP, Planning Administrator
Recording Secretary, Heritage Preservation Commission
City of La Crosse, Wisconsin



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0410

Agenda Date: 5/2/2023

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Application

Agenda Number:

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): Allan McCormick
P.O. Box 135, 33966 Aerie Heights Lane, LaCrosse MN 55947

Owner of property (name and address), if different than Applicant: A+L McCormick, LLC
Same as above

Architect (name and address), if applicable: _____

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

Contractor (name and address), if applicable: _____

Address(es) of subject parcel(s): 455 Park Plaza, LaCrosse 54601

Tax Parcel Number(s): 17-20246-010, 17-20273-020, 050, 010, 011, 5^{see attached} 10^{need}

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

Zoning District Classification: PDD-Garwin

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- 356
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 X

Description of subject site and **CURRENT** use: Vacant Building
Camper Parking

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):
Multi story mixed use bldg.

Type of Structure proposed: _____

Number of **current** employees, if applicable: _____

Number of **proposed** employees, if applicable: _____

Number of **current** off-street parking spaces: _____

Number of **proposed** off-street parking spaces: _____

*** 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.

Followed by [Signature] _____ (date) April 6, 2023

507 313 3230 Allan McCormick _____ (email) @hotmail.com

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: _____

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 10th day of April, 2023.

Signed: [Signature]
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Allan McCormick, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of La Crescent
State of MN.
2. That the undersigned is a/the legal owner of the property located at:
455 Park Plaza, La Crosse
(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.

Allan McCormick
Property Owner

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public
My Commission expires _____.

1805541

LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

RECORDED ON

03/10/2023 09:15 AM

PAGE COUNT: 4

EXEMPT #:

RECORDING FEE 30.00

TRANSFER FEE 4,500.00

ELECTRONICALLY RECORDED
AND RETURNED TO SUBMITTER

WARRANTY DEED

This Deed, made between **2 PM, LLC, a Minnesota limited liability company**

Grantor and **A & L McCormick, LLC, a Minnesota limited liability company** Grantee,

Grantor, for a valuable consideration, conveys to

Grantee the following described real estate in **La Crosse County, State of Wisconsin:**

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

RETURN TO:

**A & L McCormick, LLC
P.O. Box 135
La Crescent, MN 55947**

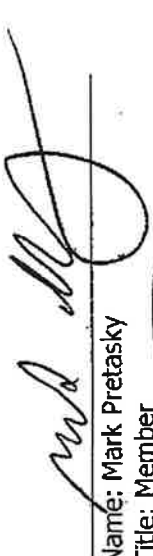
Tax Parcel No. **17-20246-010** and
17-20273-020 and
17-20273-050 and
17-20273-010 and
17-20273-011

This **is not** a homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging; and **2 PM, LLC** warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except recorded restrictions, covenants, easements of record and all applicable zoning ordinances, and will warrant and defend the same.

Dated: **March 09, 2023**

2 PM, LLC, a Minnesota limited liability company, a Minnesota limited liability company

By: 
Name: Mark Pretasky
Title: Member

By: 
Name: Paul Pretasky
Title: Member

EXHIBIT 'A'

Those Lands described as Lot 1, Hoeschler's Park Plaza Addition; and parcels described in Volume 481, page 93; Volume 504, page 159 and 161; Volume 744, pages 935, 936 and 937; and Volume 760, page 105 at the La Crosse County Register of Deeds; all in Government Lots 5 and 6 of Section 13, T 104N-R4W., of the Fifth Prime Meridian, City of La Crosse, La Crosse County, Wisconsin, described more fully as follows:

Beginning at a nail found marking the northeast corner of Lot 1, Hoeschler's Park Plaza Addition;

thence South 17°08'00" East 555.27 feet along the easterly line of said Lot 1 and its extension, said line also being the southwesterly right-of-way line of Park Plaza Drive, to the north line of the drive to Barron Island;

thence South 72°53'00" West, 399.50 feet to a 1-inch iron pipe set on a meander line 10 feet from the water's edge of the West Channel of the Mississippi River;

thence North 00°33'00" East of 149.04 feet along said meander line to a 1-inch pipe set 10 feet easterly of said water's edge;

thence North 00°08'30" East 64.85 feet along said meander line, to a 1-inch iron pipe found 8 feet easterly of said water's edge;

thence North 26°07'31" West 63.49 feet, along said meander line to a 1-inch iron pipe found 25 feet easterly of said water's edge;

thence North 84°02'00" East 39.65 feet to a 1-inch iron pipe found;

thence North 80°13'00" West 56.65 feet to a 1-inch iron pipe found on a meander line 40 feet easterly of said water's edge;

thence North 59°12'30" West 216.81 feet, along said meander line to a 1-inch iron pipe found 14 feet northerly of said water's edge;

thence North 4°13'00" West 112.55 feet along the west line of Lot 1, Hoeschler's Park Plaza Addition, to a chiseled cross in concrete at the northwest corner of said Lot 1;

thence North 72°52'00" East 476.60 feet along the north line of said Lot 1 to the point of beginning.

Said parcel also includes land between meander line and shoreline.

And

Part of Lot 1 of La Crosse County Certified Survey Map recorded on October 18, 2016 in Volume 17 of Certified Survey Maps, page 14, as Document No. 1683829, located in part of Government Lot 5 of Section 13, Township 104 North, Range 4 West, in the City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Section 13; thence S45°49'13"E 2016.88 feet to the West line of said Lot 1; thence N72°28'15"E 28.31 feet to the Easterly line of said Lot 1; thence S04°35'21"E along said Easterly line 112.61 feet to the Southeast corner of said Lot 1; thence S85°13'25"W along the South line thereof 12.42 feet to the Southwest Corner of said Lot 1;

thence N12°42'37"W along the West line thereof 107.38 feet to the point of beginning.

Said property was formerly known as the following legal as contained in a Warranty Deed recorded on July 26, 1988 as Document No. 1011947:

Part of Government Lot 5 of Section 13, Township 104 North, Range 4 West, in the City of La Crosse, La Crosse County, Wisconsin, described as follows:

Parcel 1:

That part lying West of Lot 1 of Hoeschler's Park Plaza Addition to the City of La Crosse, South of the North line (extended) of said Lot 1 and North of the North line (extended) of Parcel 2 in a certain deed dated November 23, 1970 from People's Ice and Fuel Company to Marmar Corporation, recorded in Volume 481 of Records, page 93.

Parcel 2:

That part lying West of Lot 1 of Hoeschler's Park Plaza Addition to the City of La Crosse, South of the North line (extended) of said Lot 1 and North of the North line (extended) of Parcel 2 of a certain deed dated November 23, 1970 from People's Ice and Fuel Company to Marmar Corporation, recorded in Volume 481 of Records, page 93, and North of the South line (extended) of said Lot 1.

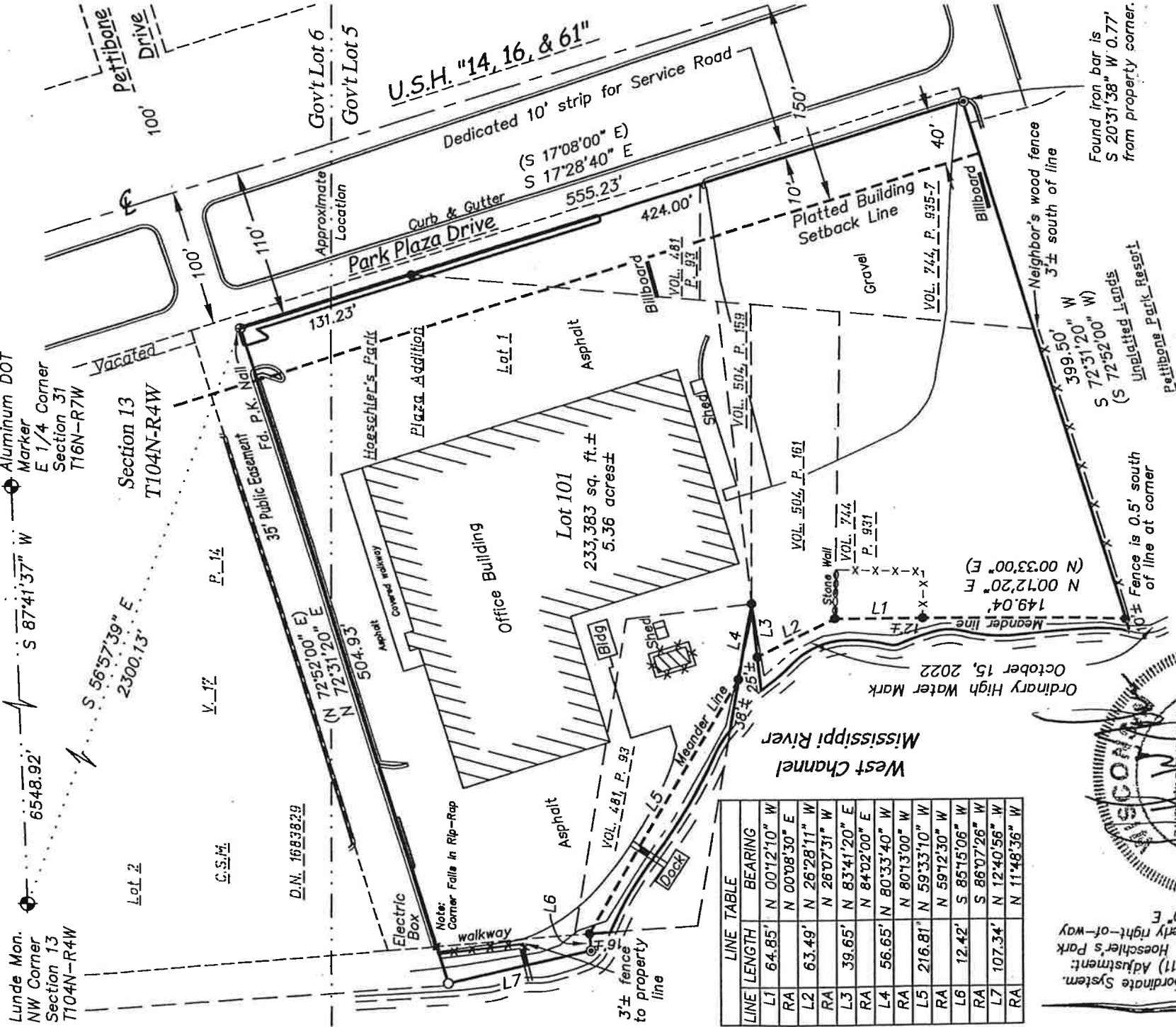
CERTIFIED SURVEY MAP NO. _____

ALL OF

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

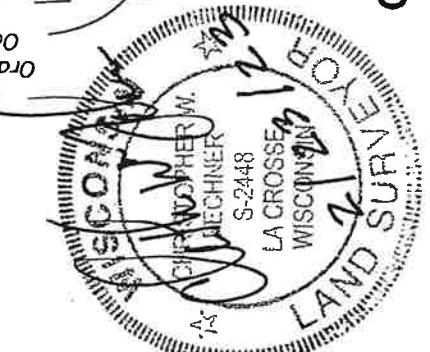
Lunde Mon. NW Corner Section 13 T104N-R4W

Aluminum DOT Marker E 1/4 Corner Section 31 T16N-R7W



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

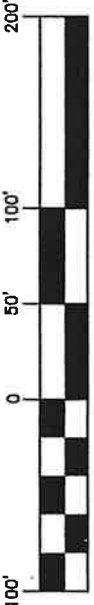
Bearing Basis: The La Crosse County Coordinate System. Referenced to the (WCCS) NAD 83 (2011) Adjustment. Referenced to the easterly line of Lot 1, Hoeschler's Park Plaza Addition, also being the southwesterly right-of-way line of Park Plaza Drive: S 17°28'40" E



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.

- 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

Graphic Scale



(IN FEET)

1 inch = 100 ft.

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; Also part of Government Lot 5,
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; Also being part of Government Lot 5, Section 13, T104N-R4W, City of La Crosse, La Crosse County, Wisconsin 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.

Including all lands lying between the meander line and the waters edge.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of Allan McCormick, Acting Agent for A & L McCormick LLC, purchaser 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:
2PM LLC
333 Park Plaza Drive
La Crosse, MN 55947

Purchaser:
A & L McCormick LLC
P.O. Box 135
La Crosse, WI 54601



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 _____

Craig, Sondra

From: Acklin, Tim
Sent: Monday, April 10, 2023 1:54 PM
To: Craig, Sondra
Subject: FW: 455 Park Plaza/Company Store

Hey Sondra,

I forgot to print this and attach to his CUP application to serve as his cover letter.
Can you make sure it gets attached?

Thanks.

Tim Acklin, AICP
Planning Administrator
City of La Crosse
400 La Crosse St
La Crosse, WI 54601
608-789-7391
www.cityoflacrosse.org



Please consider the environment before printing this e-mail.

PRIVILEGED AND CONFIDENTIAL

The information contained in this email message may be privileged, confidential and protected from disclosure. The email is intended solely for the intended recipient to whom it is addressed. Any review, retransmission, dissemination, distribution, copying, or other use is strictly prohibited. If you have received this email in error, please respond to the sender at acklint@cityoflacrosse.org and delete the material from any computer and/or server.

From: Allan McCormick <AllanMcCormick@hotmail.com>
Sent: Friday, April 7, 2023 12:31 PM
To: Acklin, Tim <acklint@cityoflacrosse.org>
Subject: 455 Park Plaza/Company Store

*** **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. ***

Planning and Development Department,

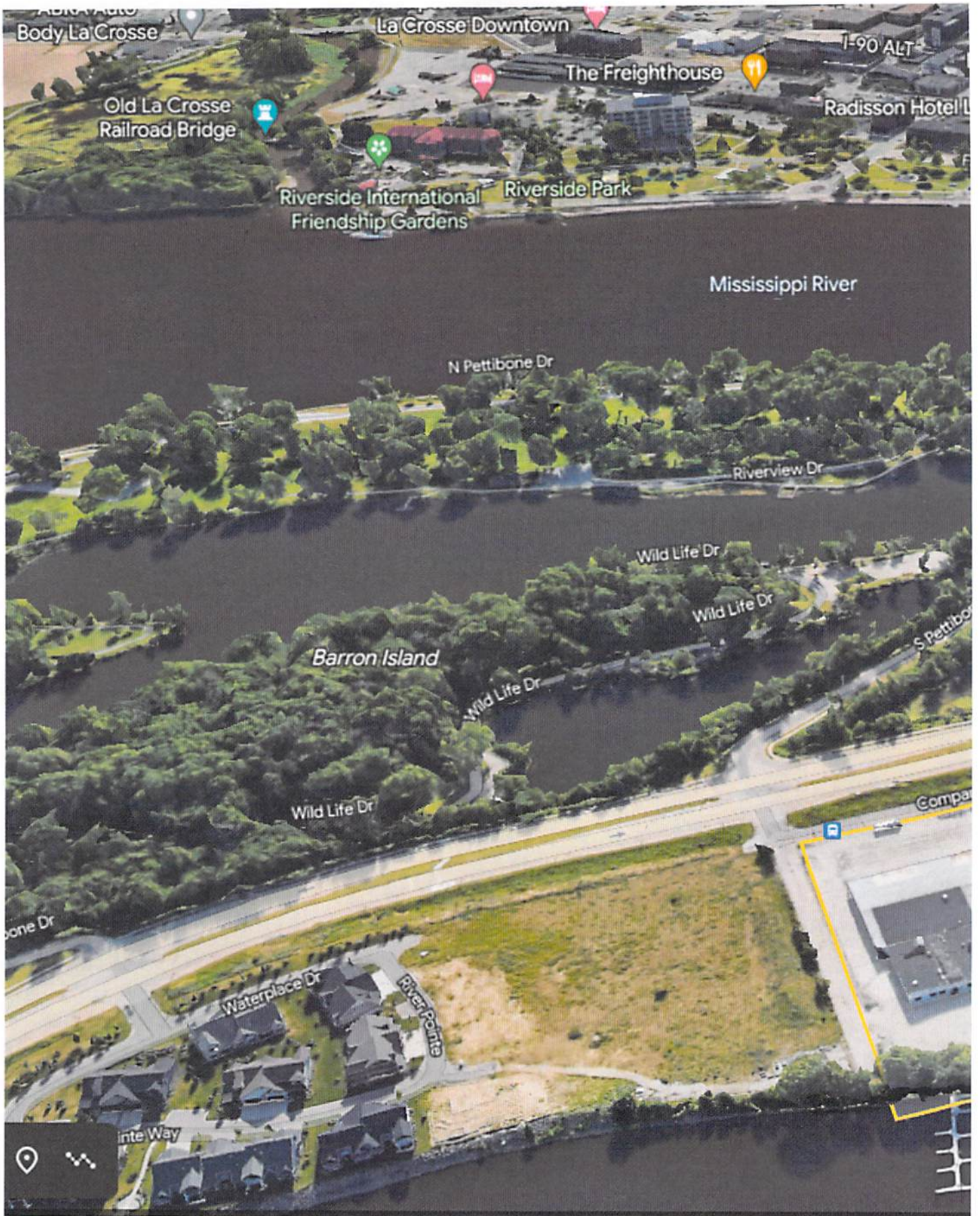
I've attached my Conditional Use Permit Application regarding the Company Store property at 455 Park Plaza. We purchased the five parcels that comprise approximately 5.3 acres and will consolidate them into one parcel.

We are on schedule to have the existing building removed by the end of 2023. Our goal is to build a multi-story, mixed-use building starting in 2025.

The unique features of this property with the Mississippi waterfront, proximity to parks, and downtown La Crosse make it arguably the most desirable undeveloped site in La Crosse. I look forward to working with you and being part of this development.

Sincerely,

Allan McCormick

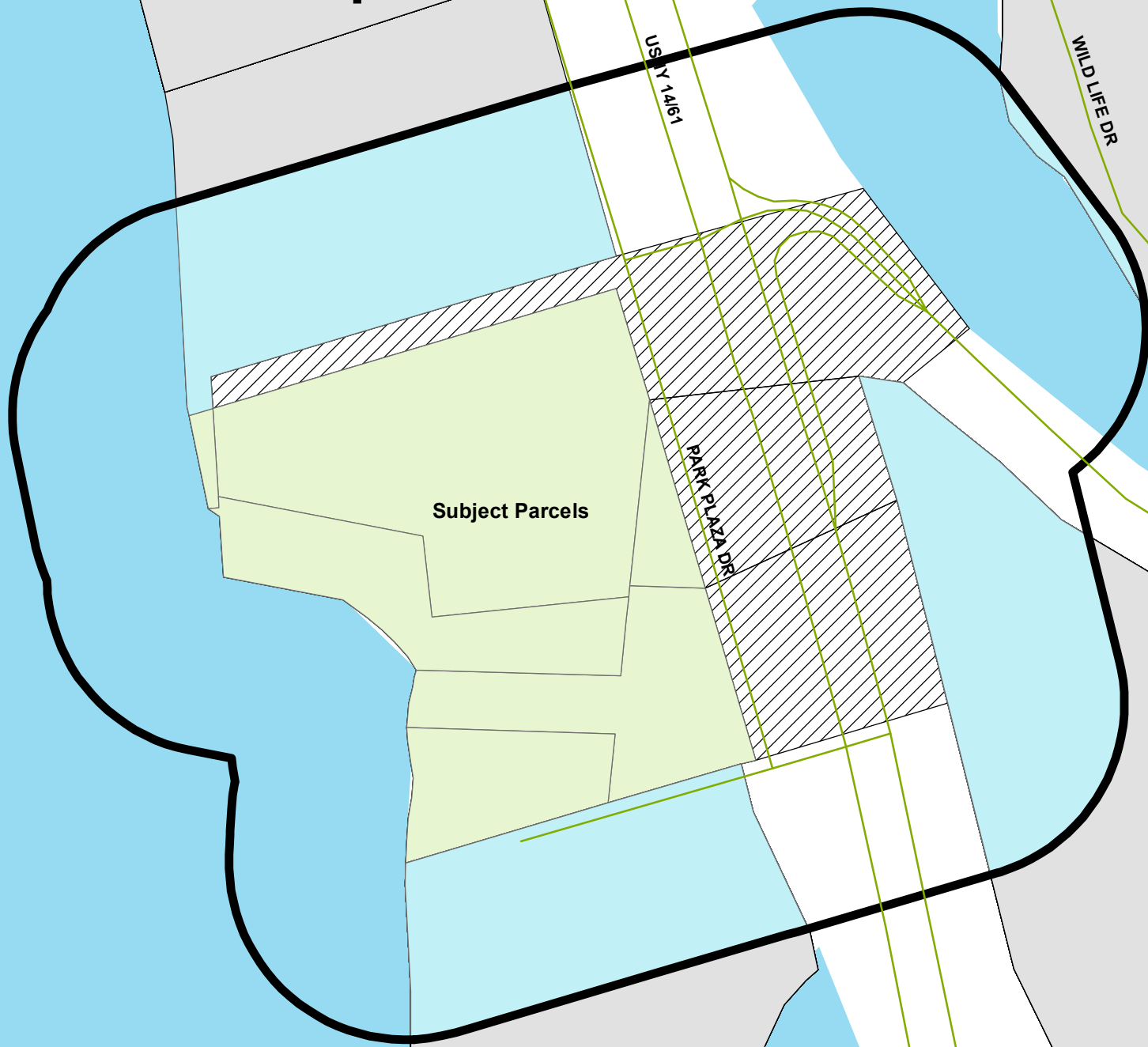


Tax Parcel Number	OwnerName	PROPADDCOMP	MailingAddress	MailCityStateZip
17-20246-32	WATER PLACE ONE LLC	529 PARK PLAZA DR	920 10TH AVE N	ONALASKA WI 54650
17-20273-30	CITY OF LACROSSE	333 PARK PLAZA DR	400 LA CROSSE ST	LA CROSSE WI 54601
17-20273-30	CITY OF LACROSSE	301 PETTIBONE DR S	400 LA CROSSE ST	LA CROSSE WI 54601
17-20273-30	CITY OF LACROSSE	700 PETTIBONE DR N	400 LA CROSSE ST	LA CROSSE WI 54601
17-20273-30	CITY OF LACROSSE	401 PETTIBONE DR S	400 LA CROSSE ST	LA CROSSE WI 54601
17-20273-30	CITY OF LACROSSE	101 PETTIBONE DR S	400 LA CROSSE ST	LA CROSSE WI 54601

Properties within 200 feet of 455 Park Plaza Drive

APPLICANT	ALLAN MCCORMICK	455 PARK PLAZA DR	PO BOX 135	LA CRESCENT MN 55947
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200-Foot Buffer Map



**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 **Allan McCormick for the issuance of a Conditional Use Permit under Sec. 115-356** of the Municipal Code of Ordinances of the City of La Crosse allowing for **removal of structure and creation green space for future development of a multi-story, mixed-use building.**

Said property is generally located at **455 Park Plaza Dr.** and is further described as follows:

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

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

The City Plan Commission will meet to consider such application on **Monday, May 1, 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, May 2, 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, May 11, 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 residential property owner whose land abuts the subject property may request an opaque privacy fence of a minimum of five (5) feet and no more than eight (8) feet in height to be required in residential zoned districts. Such fence shall be placed on the property line and shall run from the front set back line to the rear property line.

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 – 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 8:30 a.m. and 5:00 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 (search for File 23-0410).

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

Dated this 10th day of April, 2023.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: April 18 and 25, 2023
One (1) Affidavit

Agenda Item 23-0410 (Tim Acklin)

Application of Allan McCormick for a Conditional Use Permit at 455 Park Plaza Drive allowing for removal of structure and creation of green space for future development of a multi-story, mixed-use building.

General Location

Council District 9. These properties are not within a Neighborhood Association. Located on Park Plaza Drive along Hwy 14/61 as depicted on attached [Map PC23-0410](#). There are residential condominiums separated by a large vacant lot to the north, Pettibone Park to the east across Hwy 14/61, Pettibone Campground and a camper retailer to the south, and the West Channel of the Mississippi River to the west.

Background Information

The applicant is requesting a Conditional Use Permit to demolish the former Company Store call center building. The applicant intends to combine the five (5) parcels and develop a multi-story, mixed-use development. The applicant has stated that they intend to demolish the existing building by the end of year and begin construction of the new building in 2025. The site will sit as greenspace only and not be used as a parking lot.

Community Risk Management indicates that the building has been registered as a vacant property as of May 13, 2019, but has likely been vacant longer. There are currently no Orders to Correct on the property.

No plans were attached to the application.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

Redevelopment of Brownfields and Underutilized Sites is a major objective in the Economic Development Element of the 2002 Comprehensive Plan.

The enhancement of riverfront land for parks, housing, offices and river-dependent industries is also a major strategy identified in the Economic Development Element of the 2002 Comprehensive Plan.

This site is within TID 10. Per the project plan TID 10 was established for the creation of new businesses, residential development, and/or a mix of these uses within it.

Staff Recommendation

The property is currently zoned Planned Development-General which occurred when TID 10 was created in an effort to promote redevelopment within the TID. This included the former SkipperLiner, Bikini Yacht Club, Holiday Inn, and Company Store parcels. Any proposed development will have to go through the rezoning process.

Redevelopment of these parcels have been anticipated for some time, including demolition of the existing building. Staff has met with the applicant regarding their future plans and have been working diligently with them to ensure that it continues to move forward with a shared vision.

This item is recommended for approval with the condition that a Payment for Municipal Services Agreement is signed by the applicant and returned to the City prior to the May 11, 2023, Common Council Meeting.

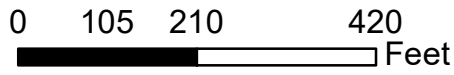
Routing J&A 5.2.2023

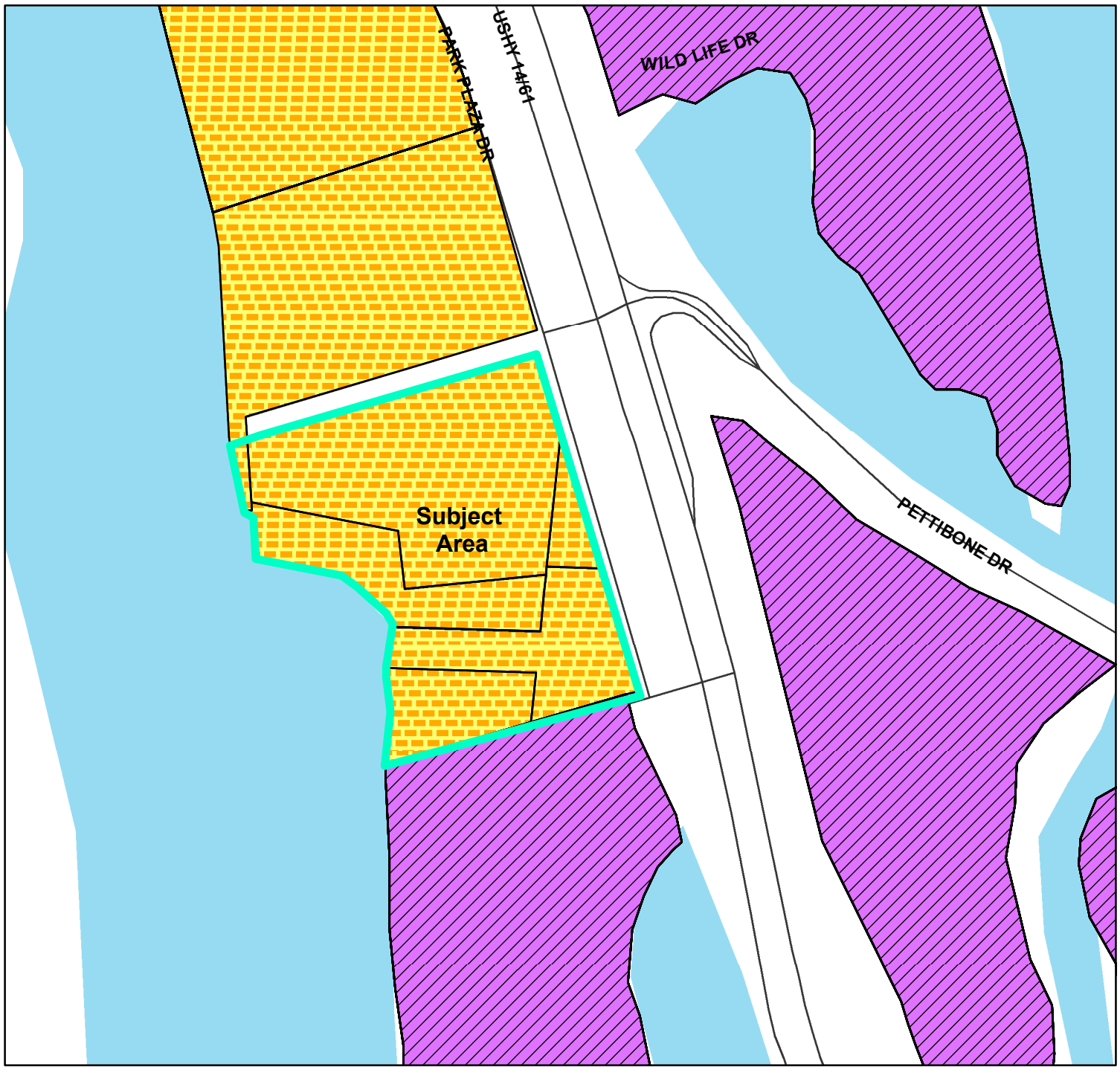


BASIC ZONING DISTRICTS

	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
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	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
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	A1 - AGRICULTURAL
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	City Limits
	SUBJECT PROPERTY

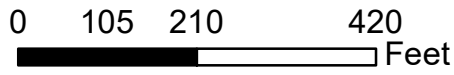






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	SUBJECT PROPERTY





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0418

Agenda Date: 5/4/2023

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number:

Amended Resolution transferring City-owned parcels to the Redevelopment Authority of La Crosse for the development of River Point District.

RESOLUTION

WHEREAS, in 1962 the City of La Crosse established the Redevelopment Authority of La Crosse (RDA) for the purpose of carrying out blight elimination and urban renewal projects; and

WHEREAS, in 1995 the Common Council and RDA approved the Redevelopment Plan Riverside Redevelopment Project and its subsequent amendments in 1997 and 1998 which identify the plan for the RDA to acquire parcels in this area for redevelopment; and

WHEREAS, the City of La Crosse owns parcel 17-20250-20 which was acquired for the extension of River Bend Dr and is a part of the Redevelopment Plan Riverside Redevelopment Project and ~~also 100 Causeway, parcel 17-20251-15;~~ and

WHEREAS, in 2014, the RDA and City conducted a charrette process to form a Master Plan for the Riverside North redevelopment area that includes ~~these~~ this parcels; and

WHEREAS, in October 2019 the RDA renamed this development area River Point District.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of La Crosse, the City shall transfer ~~these~~ this parcels to continue the development.

BE IT FURTHER RESOLVED that the Redevelopment Authority will cover any costs associated with the transfer and closing.

BE IT FURTHER RESOLVED City Staff is authorized to take any further action to effectuate this resolution.

Resolution transferring City-owned parcels to the Redevelopment Authority of La Crosse for the development of River Point District.

RESOLUTION

WHEREAS, in 1962 the City of La Crosse established the Redevelopment Authority of La Crosse (RDA) for the purpose of carrying out blight elimination and urban renewal projects; and

WHEREAS, in 1995 the Common Council and RDA approved the Redevelopment Plan Riverside Redevelopment Project and its subsequent amendments in 1997 and 1998 which identify the plan for the RDA to acquire parcels in this area for redevelopment; and

WHEREAS, the City of La Crosse owns parcel 17-20250-20 which was acquired for the extension of River Bend Dr and is a part of the Redevelopment Plan Riverside Redevelopment Project and also 100 Causeway, parcel 17-20251-15; and

WHEREAS, in 2014, the RDA and City conducted a charrette process to form a Master Plan for the Riverside North redevelopment area that includes these parcels; and

WHEREAS, in October 2019 the RDA renamed this development area River Point District.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of La Crosse, the City shall transfer these parcels to continue the development.

BE IT FURTHER RESOLVED that the Redevelopment Authority will cover any costs associated with the transfer and closing.

BE IT FURTHER RESOLVED City Staff is authorized to take any further action to effectuate this resolution.



CITY OF LA CROSSE

**400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-CITY
www.cityoflacrosse.org**

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

Agenda Item 23-0418 (Andrea Trane)

Resolution transferring City-owned parcels to the Redevelopment Authority of La Crosse for the development of River Point District.

General Location

108-110 Causeway Blvd, River Point District

Background Information

The City acquired this property in 2022 for a street opening for River Bend Rd, the main street through River Point District. This intersection will connect with the lighted intersection on Copeland outside Festival Foods. This property is to be combined through the plat with the rest of the development which has already been transferred to the Redevelopment Authority.

Recommendation of Other Boards and Commissions

Approved by the Redevelopment Authority April 27, 2023

Consistency with Adopted Comprehensive Plan

This connection to River Point District is a part of the development's master plan.

Staff Recommendation

Approval

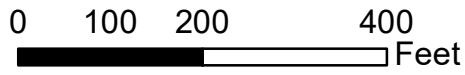
Routing F&P 5.4.2023

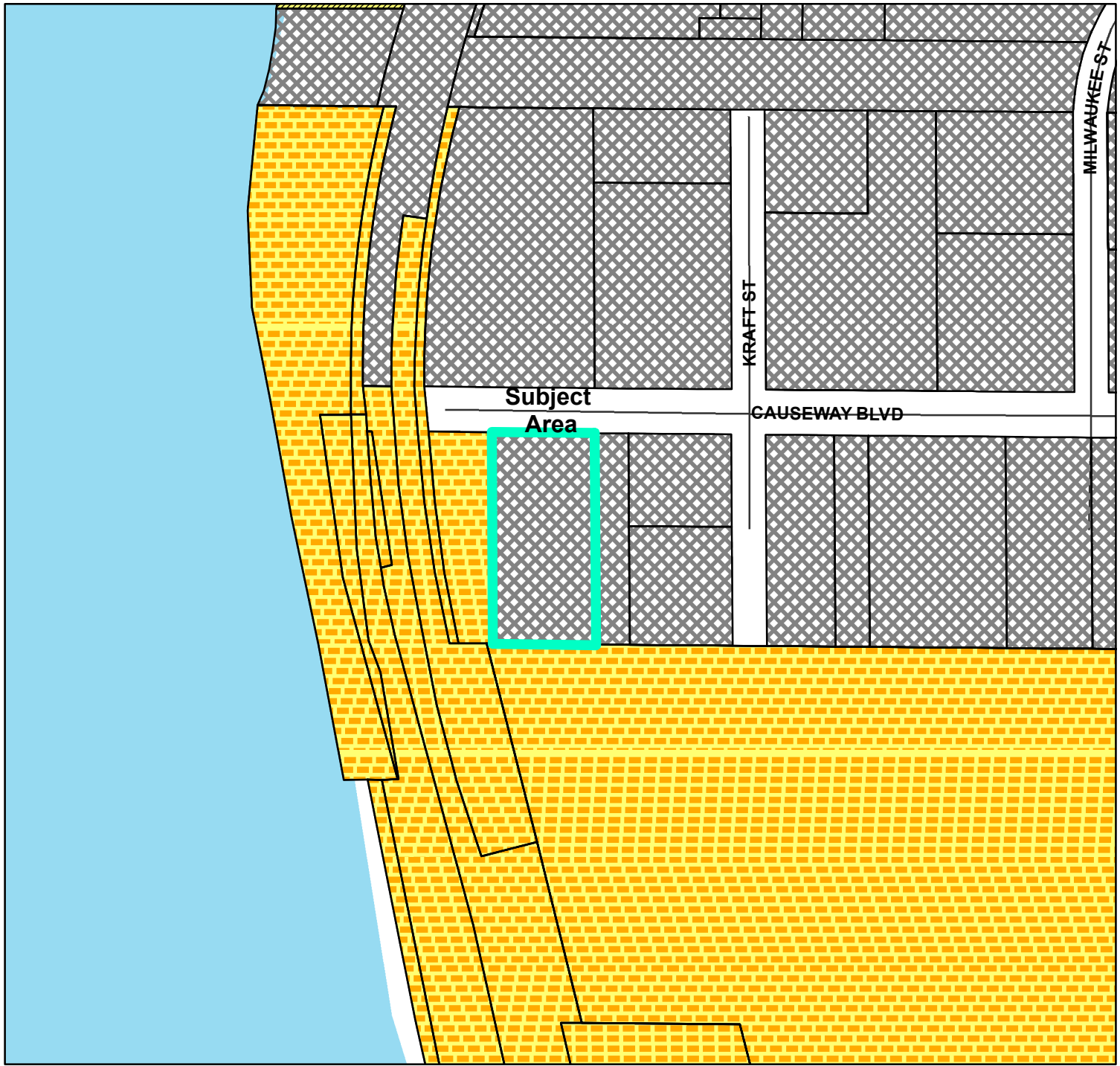


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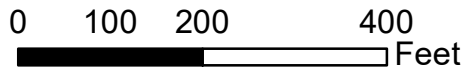






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City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0450

Agenda Date: 5/2/2023

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Request

Agenda Number:

REQUEST FOR EXCEPTION TO MINIMUM HEIGHT STANDARDS

Applicant (name and address):

Northern Grounds Properties LLC (Zach Mueller)
1811 N Shore Dr., Clear Lake, IA 50428

Owner of site (name and address):

Cliff LeCleir

Architect (name and address), if applicable:

Hood-Rich Architecture - Billy Kimmons
400 South Ave Ste 300, Springfield, MO 65806 (417) 862-4483

Professional Engineer (name and address), if applicable:

Pinnacle Engineering Group - Matt Carey
20725 Watertown Rd Ste 100, Brookfield WI 53186 (262) 754-8888

Contractor (name and address), if applicable:

NA

Address of subject premises:

224 La Crosse St., La Crosse, WI 54601

Tax Parcel No.: 17-20009-95

Current Zoning: C3-Community Business

Legal Description:

Town of La Crosse PRT lots 8, 9, & 10 Block 15 Corn NE Cor lot 10 W
Alg S LN La Crosse St 150.59 ft to PT 1.62 ft E of NW Cor SA Lot S 134.02 ft
E 150.58 ft to W LN 3rd St N ALG St 134.79 ft to POB T/W ESMT In Doc No.

Details of Exception Request: 1643441 & corrected by Doc No. 1646791 LOT 52: IRR
We are requesting an exception in order to build a
drive-thru coffee kiosk along with patio with outdoor
seating at the proposed lot in the downtown La Crosse area.

Please explain why the standards of this ordinance should not apply to your property:

As the lot size is small to begin with, we want to maximize the
space available to support our car stack to remove any risk of impacting
traffic, while also fitting a patio and all necessary parking for our
business. This does not allow for a building much larger than ours.
We also have brand standards we must adhere to, and part of that
is following certain building design requirements.

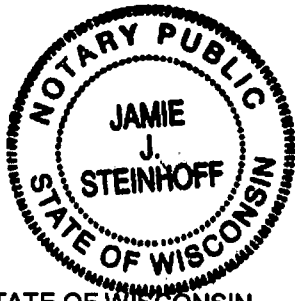
What other options have you considered and why were they not chosen:

We considered a building design with the appearance of a second story. However, it was significantly more expensive, the building design did not adhere to our brand requirements, and ultimately it still would not have satisfied the requirement. Also considered adding a second story for storage and an office for our manager, but again, felt it did not satisfy the reasoning behind the height standard.

Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:

The height of the building will benefit the existing hotel to the west, as it will not block any views. We have adequate car stacking space, so there will be no negative impact to traffic. We will serve the people of downtown La Crosse with high quality coffee, fast and friendly.

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 request and that the above statements and any attachments submitted hereto are true and correct to the best of my knowledge and belief.



[Signature]
(signature)
641-494-6222 4/15/2023
(telephone) (date)
zmaeller223@gmail.com
(email)

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

Personally appeared before me this 15th day of April, 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jamie J. Steinhoff
Notary Public
My Commission Expires: 9/24/2023

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 17th day of April, 2023.

Signed: [Signature]
Director of Planning & Development

Craig, Sondra

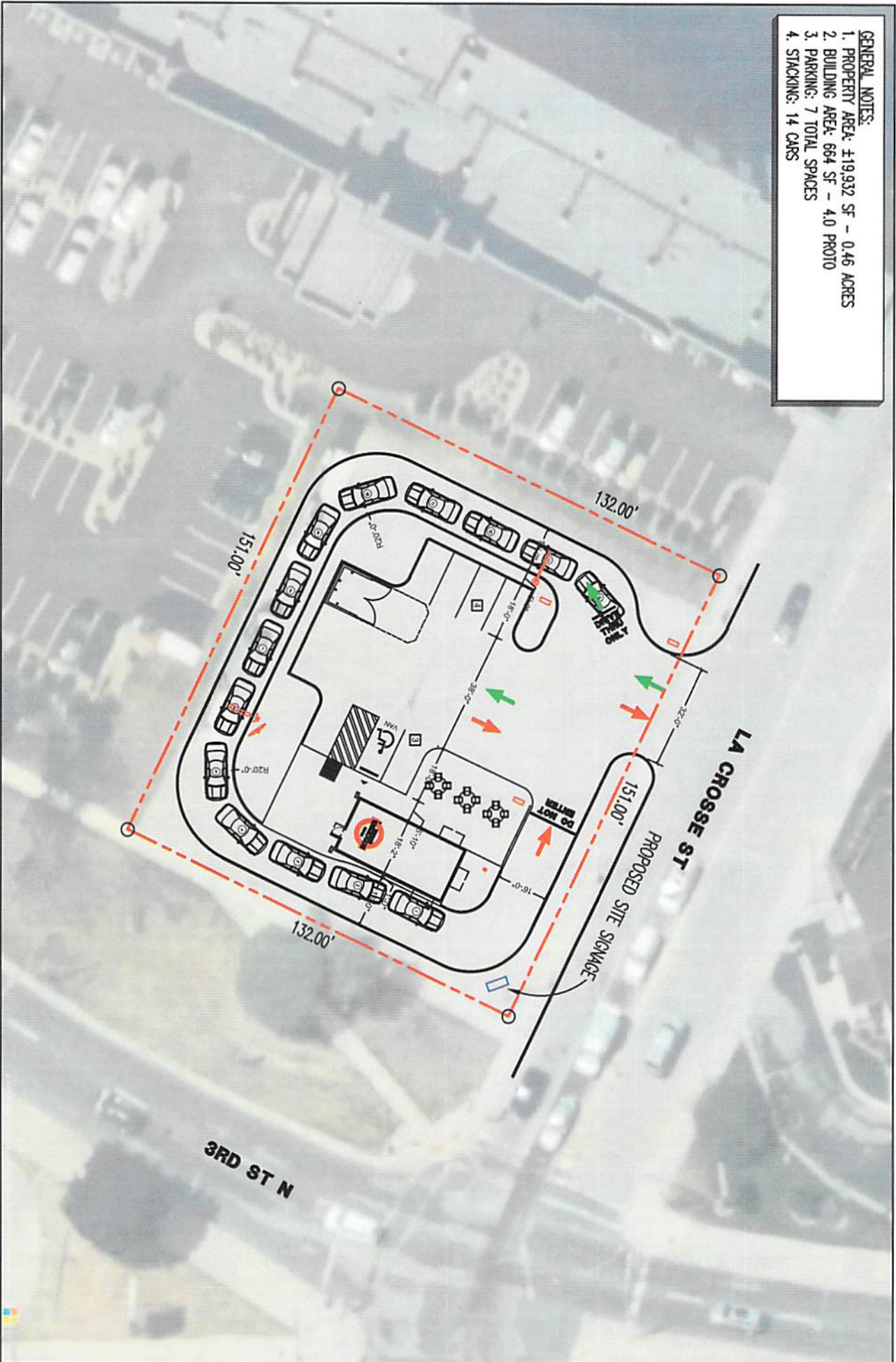
From: Cliff LeCleir <clifflecleir@gmail.com>
Sent: Monday, April 17, 2023 2:47 PM
To: Craig, Sondra
Subject: 224 La Crosse St.

[You don't often get email from clifflecleir@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. *****

Sondra - Josh Neuman asked me to verify that I have authorized Scooters Coffee to apply for a variance at 224 la Crosse St. CLIFF LeCleir

- GENERAL NOTES:**
1. PROPERTY AREA: ±19,932 SF - 0.46 ACRES
 2. BUILDING AREA: 664 SF - 4.0 PROTO
 3. PARKING: 7 TOTAL SPACES
 4. STACKING: 14 CARS



14901 Quorum Drive
 Suite 300
 Dallas Texas 75254
 Ph: 972 230-8884
 Fax: 972 230-6064



TRUE NORTH
 SCALE: 1"=40'-0"

Job No.
23-1162

Date
04/14/23

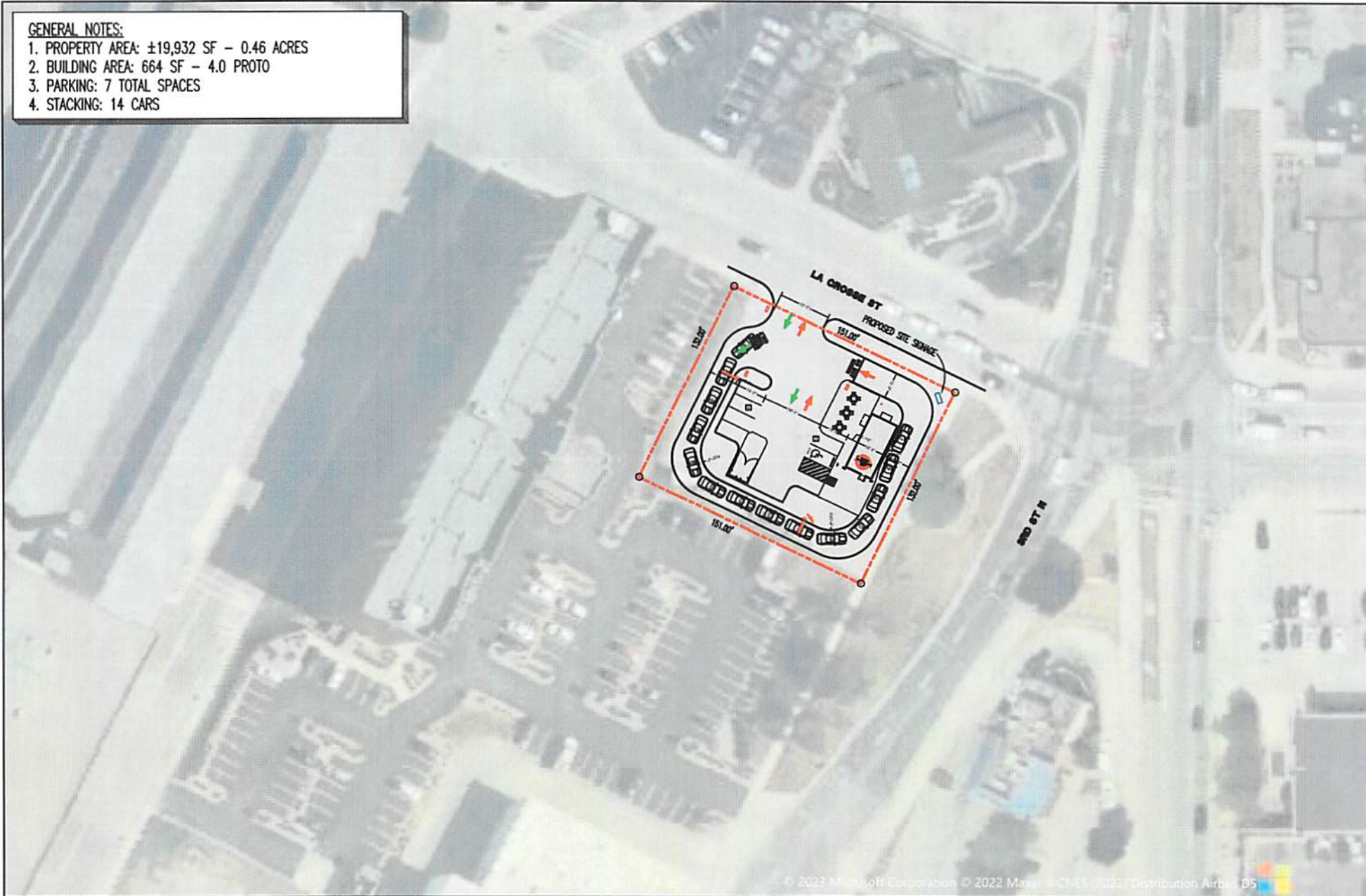
Sheet No.
SCHEME: 3

Project
SCOOTER'S
SITE PLAN

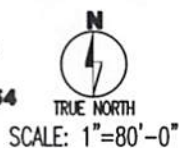
501 3RD ST N
 LA CROSSE, WI

GENERAL NOTES:

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- 3. PARKING: 7 TOTAL SPACES
- 4. STACKING: 14 CARS



14901 Quorum Drive
 Suite 300
 Dallas Texas 75254
 Ph: 1972 239-8884
 Fax: 1972 239-5054



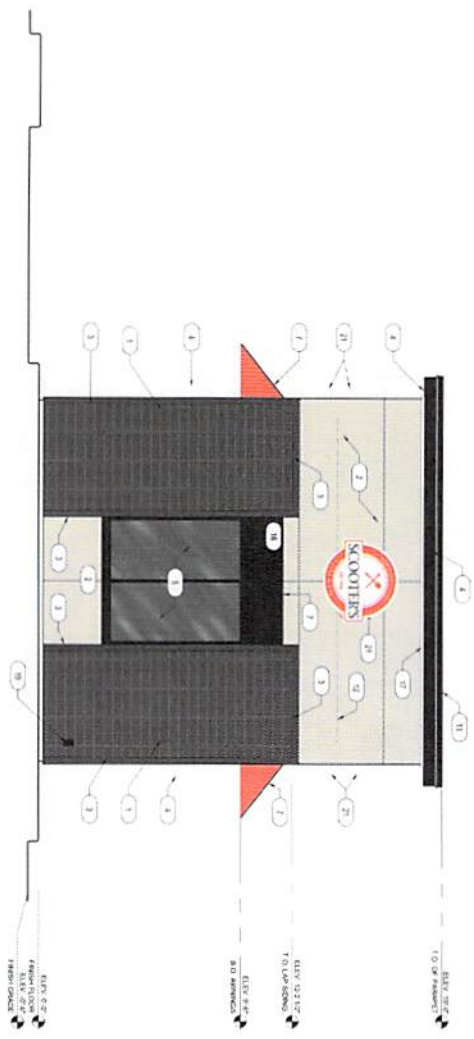
Job No.
23-1162

Date
04/14/23

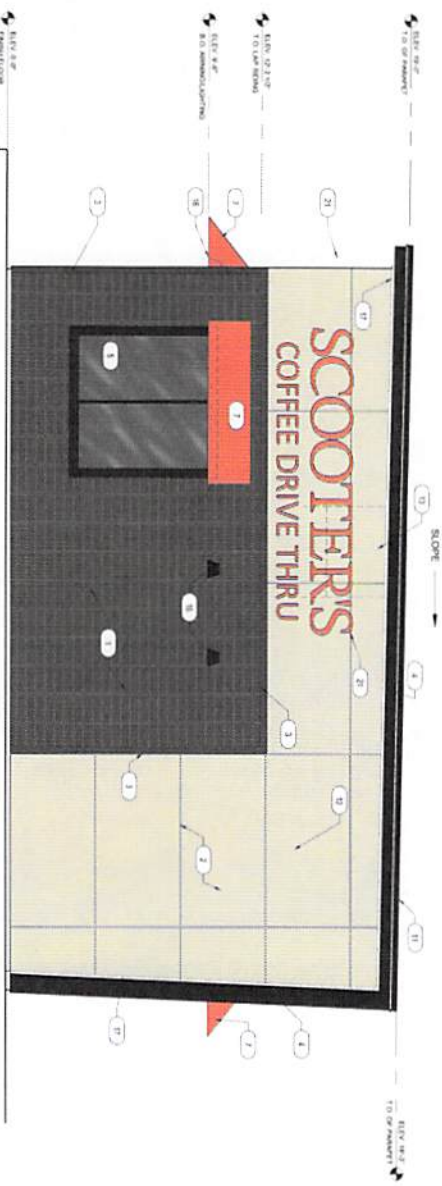
Sheet No.
SCHEME: 3A

Project
SCOOTER'S
OVERALL PLAN

501 3RD ST N
LA CROSSE, WI



2 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

KEYNOTES

- 1 FINISH FLOOR FINISH SEE FINISH SCHEDULE
- 2 FINISH FLOOR FINISH SEE FINISH SCHEDULE
- 3 1/2" THICK POLY CARBON FIBER PANELS SEE FINISH SCHEDULE
- 4 WALLS, ACCENTS AND TRIM: COLOR: BLACK
- 5 MOUNTED BLACK ALUMINUM MOUNTING SYSTEM, FINE TITANIUM GRASS
- 6 ALUMINUM MOUNTING SYSTEM, COLOR: BLACK
- 7 ALUMINUM MOUNTING SYSTEM, COLOR: BLACK
- 8 MOUNTING SYSTEM, COLOR: BLACK
- 9 FINISH FLOOR FINISH SEE FINISH SCHEDULE
- 10 FINISH FLOOR FINISH SEE FINISH SCHEDULE
- 11 FINISH FLOOR FINISH SEE FINISH SCHEDULE
- 12 FINISH FLOOR FINISH SEE FINISH SCHEDULE
- 13 ROOF FINISH SEE FINISH SCHEDULE
- 14 ROOF FINISH SEE FINISH SCHEDULE
- 15 FINISH FLOOR FINISH SEE FINISH SCHEDULE
- 16 FINISH FLOOR FINISH SEE FINISH SCHEDULE
- 17 FINISH FLOOR FINISH SEE FINISH SCHEDULE
- 18 FINISH FLOOR FINISH SEE FINISH SCHEDULE
- 19 FINISH FLOOR FINISH SEE FINISH SCHEDULE
- 20 FINISH FLOOR FINISH SEE FINISH SCHEDULE
- 21 FINISH FLOOR FINISH SEE FINISH SCHEDULE

THIS DRAWING SET IS FOR INFORMATION PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THIS DRAWING SET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER OF THIS DRAWING SET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER OF THIS DRAWING SET SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

FM
 GROUP INC.
 10000 W. 16TH AVENUE
 DENVER, CO 80202
 PHONE: 303.733.8000
 WWW.FMGROUP.COM

NOT FOR CONSTRUCTION

PROJECT ADDRESS
 XXXXXXXXXXXX

PROJECT ADDRESS
 XXXXXXXXXXXX

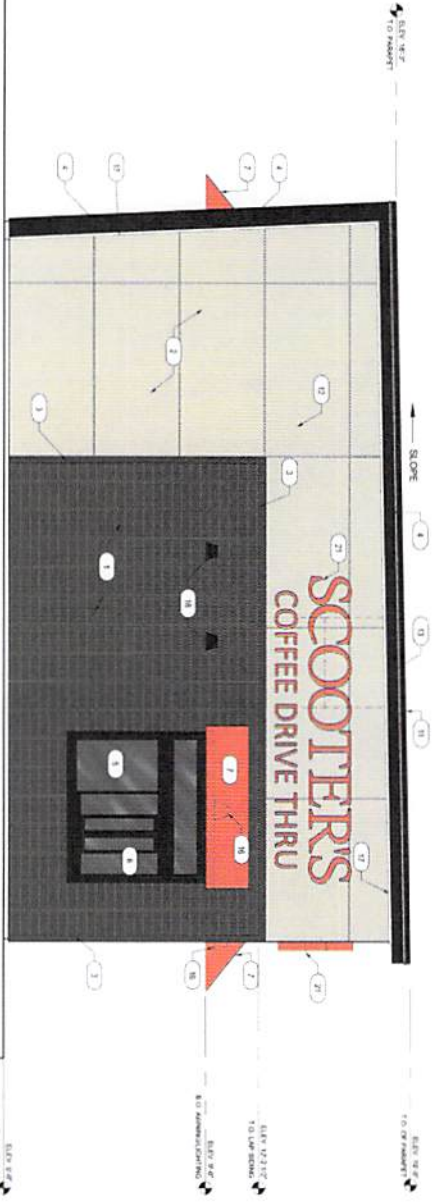
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DATE
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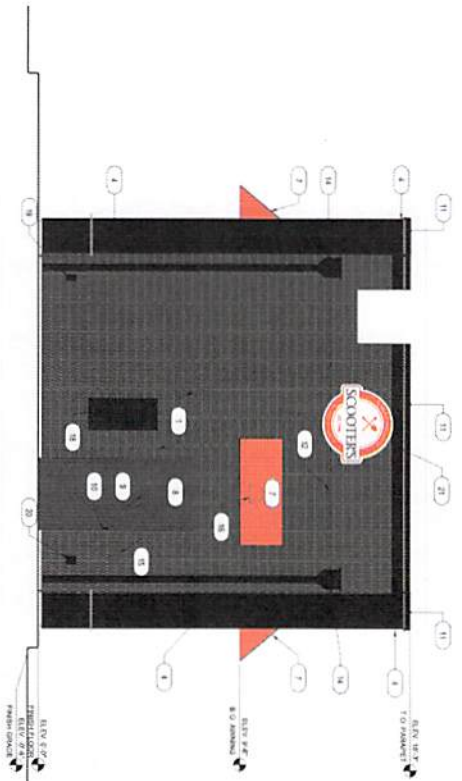
PROJECT NO.
 19-000

PROJECT ADDRESS
 XXXXXXXXXXXX

A3.2



2 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

KEYNOTES

1. EXTERIOR WALLS: BRICK, VENTILATED RAINSCREEN, COLORED BRICKWORK FINISH, BRICKWORK FINISH
2. EXTERIOR WALLS: BRICK, VENTILATED RAINSCREEN, COLORED BRICKWORK FINISH, COLORED BRICKWORK FINISH
3. EXTERIOR WALLS: BRICK, VENTILATED RAINSCREEN, COLORED BRICKWORK FINISH, COLORED BRICKWORK FINISH
4. METAL ACCELS AND SOFFITS: COLORED BRICK
5. INSULATED BRICK ALUMINUM WINDOW FINISH, FINISH FINISH FINISH
6. WINDOW FINISH: COLORED BRICK
7. WINDOW FINISH: COLORED BRICK
8. WINDOW FINISH: COLORED BRICK
9. WINDOW FINISH: COLORED BRICK
10. WINDOW FINISH: COLORED BRICK
11. METAL WINDOW FINISH
12. ROOF FINISH: COLORED BRICK
13. ROOF FINISH: COLORED BRICK
14. ROOF FINISH: COLORED BRICK
15. ROOF FINISH: COLORED BRICK
16. ROOF FINISH: COLORED BRICK
17. ROOF FINISH: COLORED BRICK
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21. ROOF FINISH: COLORED BRICK

NOT PRELIMINARY
FOR CONSTRUCTION



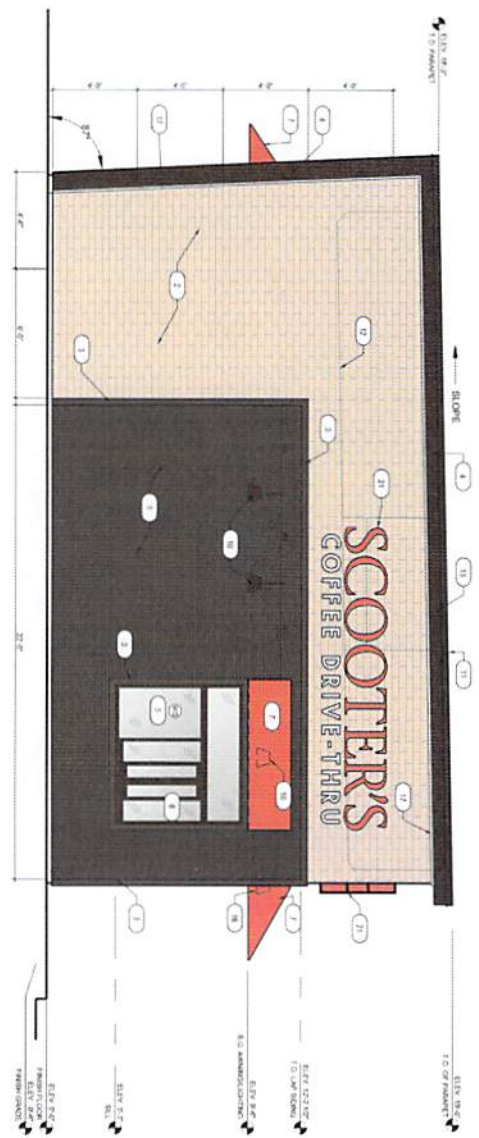
FM
GATE INC
1000 N. 10TH ST
SUITE 100
MILWAUKEE, WI 53233
PHONE: 414.224.1111
WWW.FMGATE.COM

PROJECT ADDRESS: XXXXXXXXXXXX
DATE: 05/20/2024
PROJECT NO: 240000000000

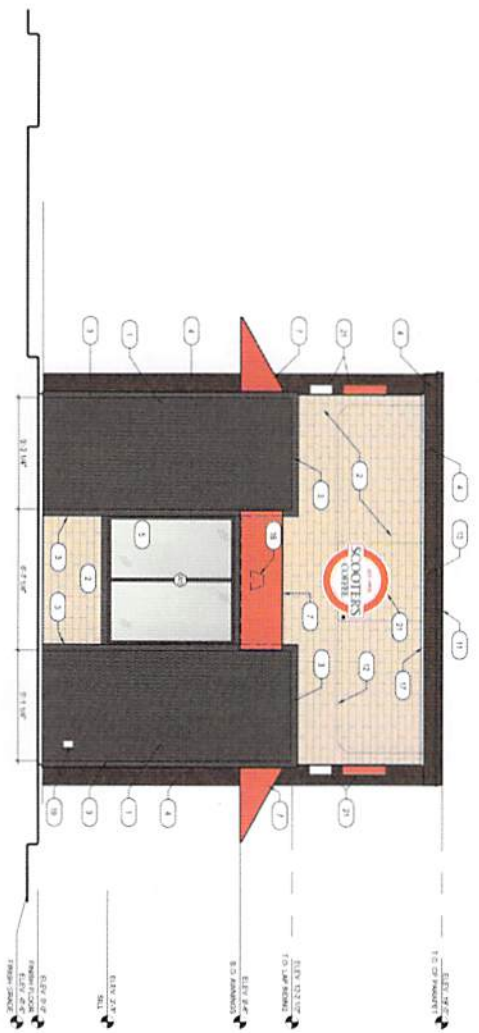
EXTERIOR ELEVATIONS
A3.1

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4 EXTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"



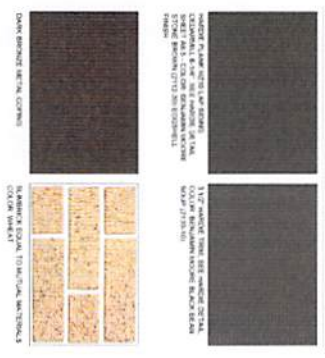
3 EXTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"



KEYNOTES

1. UNLESS OTHERWISE NOTED, ALL FINISHES SHALL BE AS SHOWN ON THIS SHEET.
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22. UNLESS OTHERWISE NOTED, ALL FINISHES SHALL BE AS SHOWN ON THIS SHEET.

MATERIAL BOARD



PROJECT ADDRESS

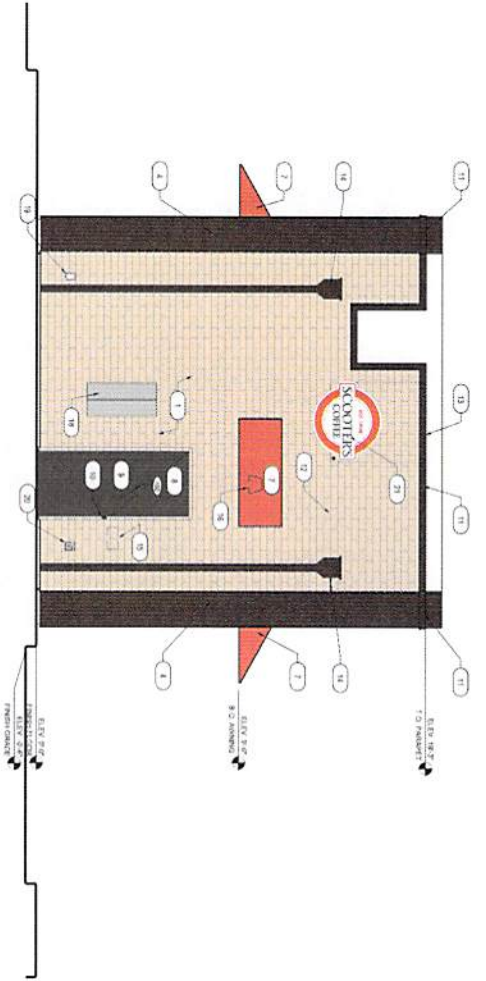
REVISIONS

TITLE
EXTERIOR
ELEVATIONS

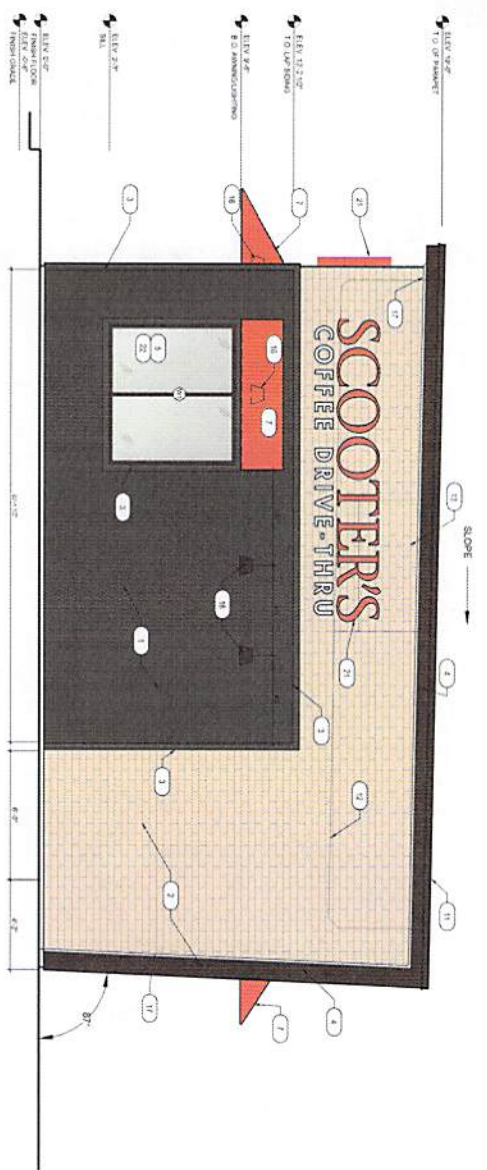
DATE
PROJECT NO.

- DESIGN DEVELOPMENT
- PERMIT SUBMITTAL
- BID PACKAGE
- CONSTRUCTION GUIDE

SHEET NO.
A3.2



2 EXTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"



1 EXTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"

KEYNOTES

- 1 20' SQUARE KEVIN MAQUETT CAP
- 2 21' 20' SQUARE KEVIN MAQUETT CAP
- 3 21' 20' SQUARE KEVIN MAQUETT CAP
- 4 21' 20' SQUARE KEVIN MAQUETT CAP
- 5 21' 20' SQUARE KEVIN MAQUETT CAP
- 6 21' 20' SQUARE KEVIN MAQUETT CAP
- 7 21' 20' SQUARE KEVIN MAQUETT CAP
- 8 21' 20' SQUARE KEVIN MAQUETT CAP
- 9 21' 20' SQUARE KEVIN MAQUETT CAP
- 10 21' 20' SQUARE KEVIN MAQUETT CAP
- 11 21' 20' SQUARE KEVIN MAQUETT CAP
- 12 21' 20' SQUARE KEVIN MAQUETT CAP
- 13 21' 20' SQUARE KEVIN MAQUETT CAP
- 14 21' 20' SQUARE KEVIN MAQUETT CAP
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- 17 21' 20' SQUARE KEVIN MAQUETT CAP
- 18 21' 20' SQUARE KEVIN MAQUETT CAP
- 19 21' 20' SQUARE KEVIN MAQUETT CAP
- 20 21' 20' SQUARE KEVIN MAQUETT CAP
- 21 21' 20' SQUARE KEVIN MAQUETT CAP
- 22 21' 20' SQUARE KEVIN MAQUETT CAP

MATERIAL BOARD

TITLE
EXTERIOR ELEVATIONS

DATE _____

PROJECT NO. _____

DESIGN DEVELOPMENT

PERMIT SUBMITTAL

BIDDING PACKAGE

CONSTRUCTION ISSUE

SHEET NO. _____

A3.1

REVISIONS

PROJECT ADDRESS

1902A N 7TH ST, STE 100
SCOTTSDALE, AZ 85258
TEL: 480-344-2200

Option 1- Cement Lap Siding & EIFS Exteriors (Springfield, MO)



Option 2- EIFS and Thin Brick (Omaha- 90th & L)



Option 3- Ceramic Tile (Omaha- 60th & F)





FM GROUP INC
 TWENTY FIVE YEARS
 15974 N. 77th ST. SUITE 100
 SCOTTSDALE, AZ 85260

FINISH LEGEND

Exterior Finish	HardiePlank H210 CedarMill Lap Siding (6.35" Width)	Painted to match Sherwin Williams "Takwell" SW 6992, Eggshell Finish
Exterior Finish	Hardie Reveal Panel System WZ10, Smooth Finish	Painted to match Sherwin Williams "Skyline Steel" SW 1015
Exterior Finish	3.5" HardieTrim	Painted to match Sherwin Williams "Takwell" SW 6992, Eggshell Finish
Window Frames	Dark Bronze Aluminum	
Door Frames	Insulated Hollow Metal Door and Frame	Painted to match Sherwin Williams "Takwell" SW 6992, Eggshell Finish
Exterior Accents	Black 20 Gauge Metal	



**NOTICE OF HEARING ON
REQUEST FOR EXCEPTION TO MINIMUM HEIGHT STANDARDS**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Common Council of the City of La Crosse by its Judiciary and Administration Committee will hold a public hearing upon the **Request of Northern Grounds Properties LLC for an Exception to Minimum Height Standards** under Chapter 115, Article VII of the Code of Ordinances of the City of La Crosse **allowing for a drive-thru coffee kiosk.**

Said property is generally located at **224 La Crosse Street** and is further described as follows:

*Tax Parcel 17-20009-95
TOWN OF LA CROSSE PRT LOTS 8, 9 & 10 BLOCK 15 COM NE COR LOT 10 W ALG
S LN LA CROSSE ST 150.59FT TO PT 1.62FT E OF NW COR SD LOT S 134.02FT E
150.58FT TO W LN 3RD ST N ALG ST 134.79FT TO POB T/W ESMT IN DOC NO.
1643441& CORRECTED BY DOC NO. 1646791 LOT SZ: IRR*

The City Plan Commission will meet to consider such application on **Monday, May 1, 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, May 2, 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, May 11, 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 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 (search for File 23-0450).

Dated this 19th day of April, 2023.

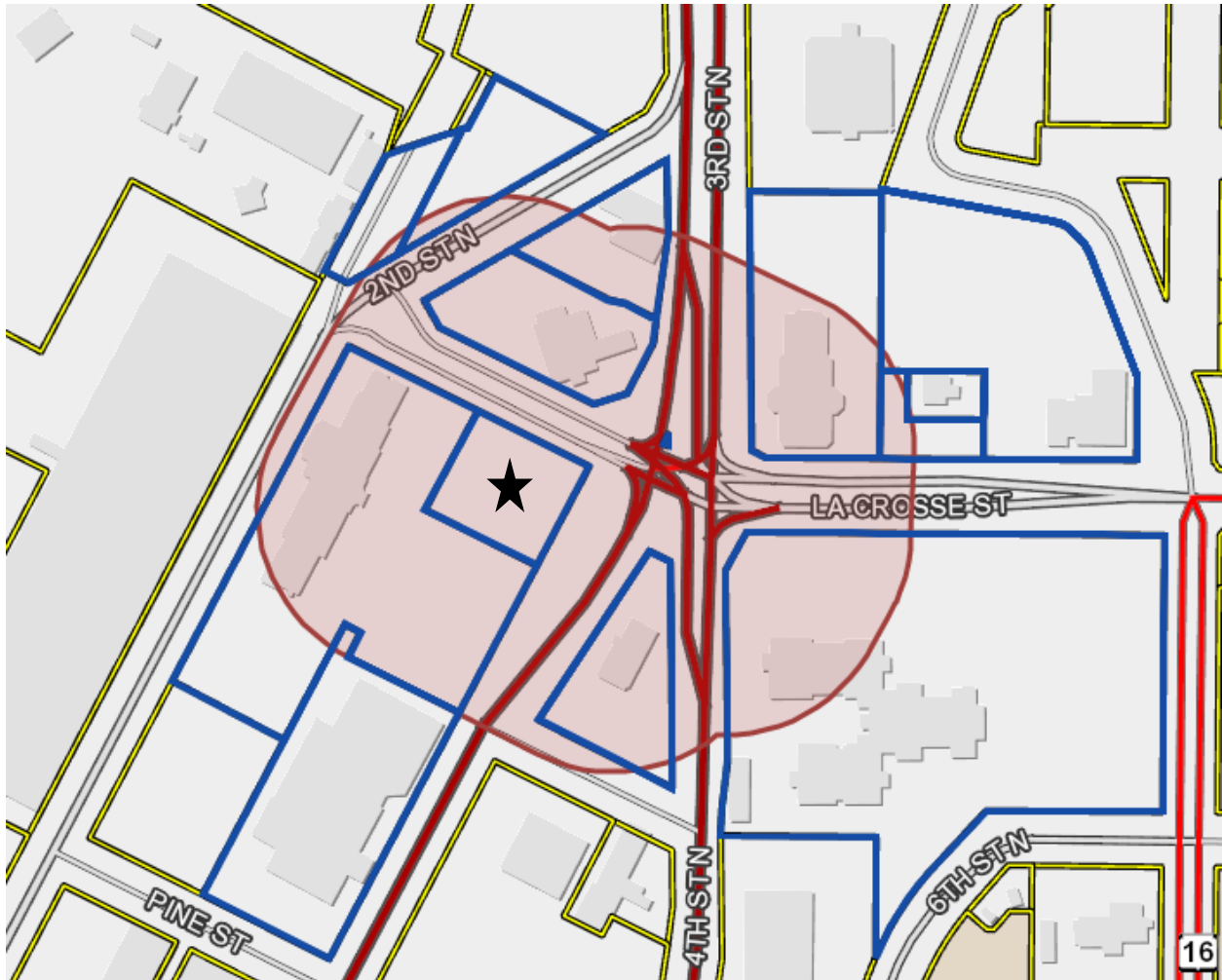
Nikki M. Elsen, City Clerk
City of La Crosse

Mailed to property owners: 4/19/2023.

Tax Parcel Number	OwnerName	PROPADDCOMP	MailingAddress	MailCityStateZip
17-20009-110	CLIFFORD LECLEIR REVOCABLE TRUST SANDRA LECLEIR REVOCABLE TRUST	401 3RD ST N	N2487 NUTTLEMAN RD	LA CROSSE WI 54601
17-20009-20	NORTHERN STATES POWER CO	615 2ND ST N	PO BOX 8	EAU CLAIRE WI 54702-0008
17-20009-30	GOVERNMENTAL EMPLOYEES CU	225 LA CROSSE ST	225 LA CROSSE ST	LA CROSSE WI 54601
17-20009-40	CITY OF LACROSSE	621 3RD ST N	400 LA CROSSE ST	LA CROSSE WI 54601
17-20009-75	LACROSSE HOTEL GROUP LLC	511 3RD ST N	511 3RD ST N	LA CROSSE WI 54601
17-20021-10	DANIEL FELD, ERIKA TOTH C/O CAVE ENTERPRISES	507 & 515 4TH ST N	1624 18TH ST W	CHICAGO IL 60608
17-20021-30	CITY OF LACROSSE	500 4TH ST N	400 LA CROSSE ST	LA CROSSE WI 54601
17-20141-20	CITY OF LACROSSE	400 LA CROSSE ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-20141-30	GERKE-EDWARDS PROPERTIES LLC	600 3RD ST N	901 ROSE ST	LA CROSSE WI 54603
17-20163-100	CBDC 2022 LLC	601 7TH ST N, STE 1, 101-104, 201-203	750 3RD ST N STE A	LA CROSSE WI 54601
17-20163-110	RRJ HOLDINGS LLC	411 LA CROSSE ST	119 19TH ST N	LA CROSSE WI 54601
17-20163-120	RRJ HOLDINGS LLC	601 LA CROSSE ST	119 19TH ST N	LA CROSSE WI 54601
17-20253-300	CITY OF LACROSSE	OKTOBERFEST STRASSE	400 LA CROSSE ST	LA CROSSE WI 54601

Properties within 200 feet of 224 La Crosse Street

APPLICANT	NORTHERN GROUNDS PROPERTIES LLC CLIFFORD LECLEIR REVOCABLE TRUST		1811 N SHORE DR	CLEAR LAKE IA 50428
PROPERTY OWNER	SANDRA LECLEIR REVOCABLE TRUST	224 LA CROSSE ST	N2487 NUTTLEMAN RD	LA CROSSE WI 54601



Properties within 200 feet of 224 La Crosse Street

★ = subject property

Agenda Item 23-0450 (Andrea Trane)

Request of Northern Grounds Properties LLC for an Exception to Minimum Height Standards allowing for a drive-thru coffee kiosk at 224 La Crosse Street.

General Location

Southwest corner of 3rd St and La Crosse St intersection, Council District 6, Downtown Neighborhood Association.

Background Information

The potential developer would like to build a one-story drive through coffee kiosk on this 0.456 acre vacant parcel.

Under Sec. 115-390. - Height and area regulations., (e) Buildings erected or constructed after July 1, 2002, in the area bounded by Cameron Street, Eighth Street, La Crosse River and Mississippi River within the multiple dwelling, special multiple dwelling, community business, commercial, light industrial, heavy industrial, planned development or public and semi-public district shall have a minimum of two stories in height. City park land and structures thereon within said boundaries shall be exempt from the provisions of this paragraph. The requirements of this paragraph may be modified or waived upon application to the Common Council. Applications shall be considered after a public hearing is duly noticed in advance and all property owners within 200 feet have been notified. An application fee in the amount established by resolution must be submitted to the City Clerk's Office at the time of submittal.

When this ordinance was created in 2002, the resolution stated “the commercial well being of the central city necessitates the construction of new buildings so as to be compatible with existing buildings and so as to further the revitalization of the City’s Central Business District, including its real property tax base.”

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

Future Land Use of the Comprehensive Plan is “Downtown” which allows and promotes high-intensity office, retail, housing, entertainment, convention and public land uses, preferably in mixed-use buildings. High priority is placed on providing attractive public amenities with strong pedestrian orientations. A one-story, car focused coffee kiosk would not be consistent with this use.

Inappropriate building design is also an issue that was identified in the Urban Design Element chapter of the plan. Staff feels that the proposed design would detract from the character and appearance of the downtown.

This site is also identified as a Prototypical Development Opportunity Site in the more recently adopted Imagine 2040 Downtown Plan. As an existing surface parking lot, the redevelopment opportunity is

identified as vertical mixed-use. Further explanation of Prototypical Development is attached to this report.
















Staff Recommendation

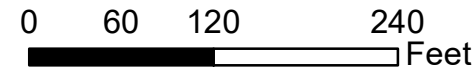
This item is recommended to be denied. In reviewing the staff report written in 2002 during the introduction of this ordinance, many of those points remain relevant 21 years later. At that time staff stated "Downtowns by their nature should be dense and contain building mass that is urban in nature. The City, being landlocked, can ill afford to not encourage buildings to go up rather than out". We have seen great success in development downtown and feel that is helped through requirements such as the height standard.

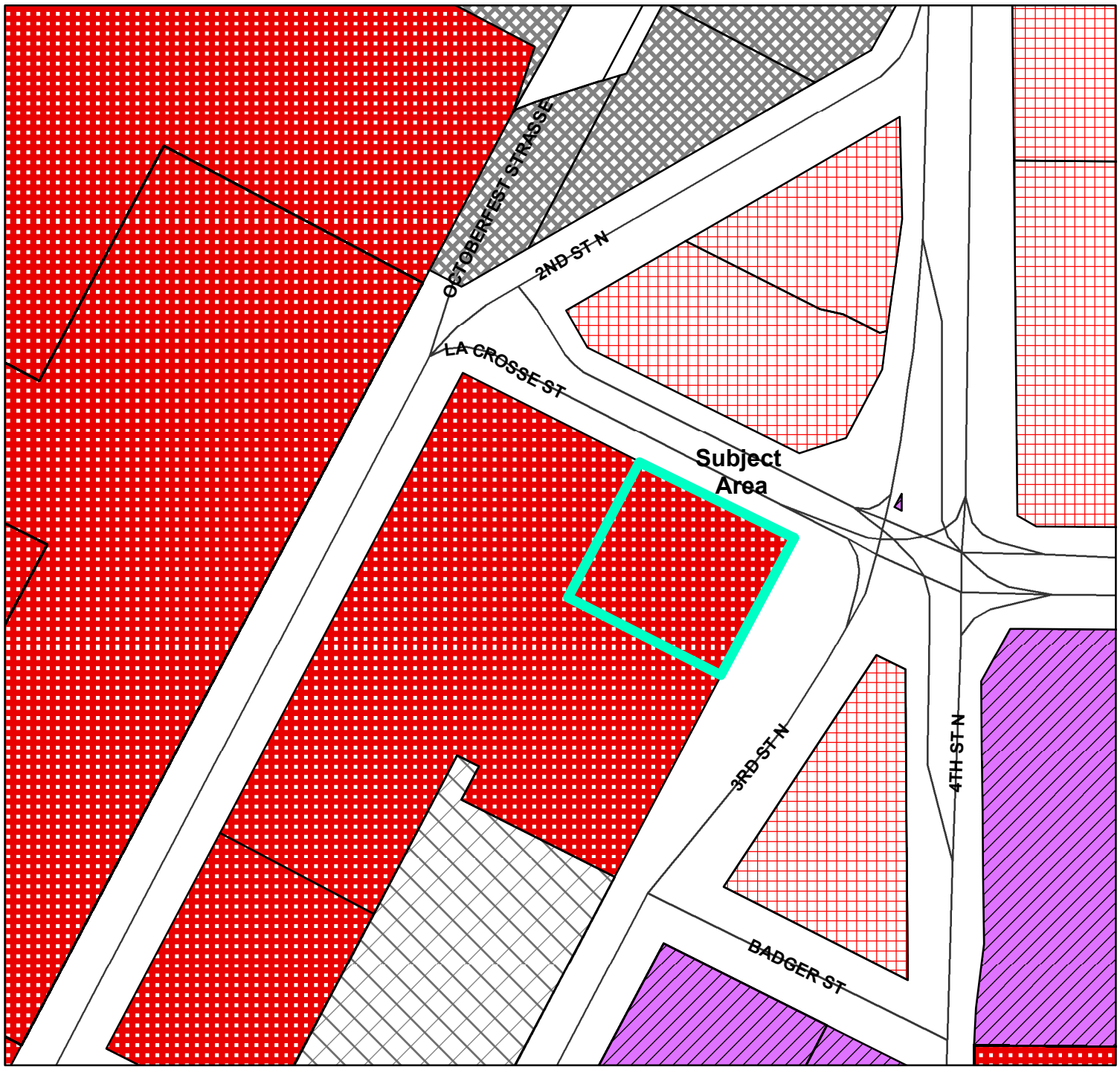
Routing J&A 5.2.2023



BASIC ZONING DISTRICTS

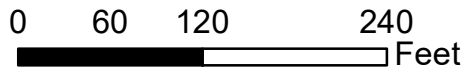
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  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

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
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- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY



PROTOTYPICAL DEVELOPMENT

This section establishes the basic program of prototypical development in downtown La Crosse during the next twenty years. The diagrams illustrate the desirable intensity of development to support growth and maximize the limited real estate in the heart of the community. Population growth and changing markets will continue to create a demand for new housing options for people who want to live in downtown, and want a product that doesn't exist in the market today. Economic development and diversification efforts will require new product types for changing trends. Despite this section emphasis on vertical growth, the plan's focus steers development through infill prototypical developments that respects their surroundings.

Again, the Development Opportunities Map identifies properties in downtown that present possibilities for redirection. The prototypical diagrams apply to these sites.

General characteristics of the prototypical developments include:

- High Intensity
- Medium-High Intensity
- Medium Intensity
- Low Intensity

HIGH-INTENSITY

The development of housing above office and commercial establishments adds vitality to business areas and increases the economic yield on the property. Nationally, more communities are finding that by mixing land uses, neighborhoods are more attractive to workers who are looking at quality of life criteria when determining where to settle.

Apartment buildings can be considered high-intensity uses, as well, assuming the structure is 5+ stories.

Eligible Placement. Any half-or full-blocks that are opportunity sites for redevelopment in the study area. The Hive (901 State Street) is a demonstration of quality high-intensity development east of 7th Street

MEDIUM-HIGH INTENSITY

Medium-high intensity uses include townhomes, rowhomes, and shorter apartment buildings. Commercial uses can be integrated and more likely located at the crossroads of major streets. Parking can be shared and located within the structure.

Eligible Placement. Many of the auto dealerships operating in downtown intend to remain downtown. These uses often seek settings that allow them to display more merchandise – vehicles. If these uses relocate, then this plan imagines that these

areas become a neighborhood, offering housing options unlike the current choices found in the downtown core or Washburn Neighborhood.

MEDIUM INTENSITY

Medium intensity uses include small lot single family uses that may be semi-attached with independent parking. The number of units per acre is greater than the surrounding neighborhood's single-family density. This housing type is unmet and offers a housing option for changing demographics in the La Crosse region. While the diagram shows a full-block redevelopment concept, a quarter of the concept can be adapted for select areas.

Eligible Placement. Medium intensity uses offers a transition from the downtown core to the historic neighborhoods.

LOW INTENSITY

This plan does not identify any low-intensity redevelopment unless individual properties within the single-family neighborhoods can support only a single-family residence. These instances usually consist of one or two adjacent properties surrounded by stable housing. A string of three or more "in-flux" properties are eligible for greater intensity development. In flux properties refer to vacant lots or dilapidated structures.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0244

Agenda Date: 5/2/2023

Version: 1

Status: Referred

In Control: Judiciary & Administration Committee

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 Single Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

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 Single Family Residence to the Residence District on the Master Zoning Map, to-wit:

*Tax Parcel 17-50110-110
SOUTH WEDGEWOOD ADDITION LOT 6 BLOCK 3 LOT SZ: 80 X 125*

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:

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

JAMES CHERF
2949 BROADVIEW PLACE
LACROSSE WI 54601

Owner of site (name and address):

JAMES CHERF purchased/closed 2/16/23
2949 BROADVIEW PLACE
LACROSSE WI 54601

Address of subject premises:

3019 WARD AVE
LACROSSE WI 54601

Tax Parcel No.: 17-50110-110

Legal Description: SOUTH WEDGEWOOD ADDITIONAL LOT 6 BLOCK 3
(LOT SIZE 30X125)

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: R2 - Residence

Is the property located in a floodway/floodplain zoning district? ___ Yes No

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

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? ___ Yes No

Is the Rezoning consistent with the policies of the Comprehensive Plan? ___ Yes No

Property is Presently Used For:

I AM PURCHASING THIS PROPERTY THAT WAS USED AS A RESIDENCE FOR A HANDI-CAPPED PERSON & THEIR CAREGIVING STAFF. AN ADDITION WAS ADDED TO THE ORIGINAL 2 BEDROOM HOUSE TO ACCOMMODATE CARE. THAT ADDITION COMPRISES OF 1 BEDROOM, LIVING ROOM, DINING ROOM, KITCHEN, AND FULL HANDICAP BATHROOM. THE ADDITION HAS TWO INDEPENDANT ENTRANCES SEPARATE FROM ORIGINAL HOUSE.

Property is Proposed to be Used For:

THE ADDITION CREATED A SECOND RESIDENCE FOR THIS HOUSE - EACH UNIT HAS TWO INDEPENDANT ENTRANCES; KITCHEN; LIVING ROOM; BATHROOM; AND BEDROOMS. I AM REQUESTING REZONING TO USE AS A DUPLEX - PROVIDING AFFORDABLE HOUSING TO TWO UNRELATED FAMILIES.

Proposed Rezoning is Necessary Because (Detailed Answer):

ALTHOUGH CONSTRUCTED AS TWO HOUSEHOLDS, R1 ZONING ONLY ALLOWS THIS PROPERTY TO BE USED AS A SINGLE FAMILY HOME.

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

THE STRUCTURE IS ALREADY EXISTING & WAS EFFECTIVELY USED AS A DUPLEX FOR THE LAST 12 YEARS. THERE ARE MULTIFAMILY HOMES TO THE SOUTH OFF WARD AVENUE 1/2 BLOCK AWAY ON 32ND. THIS IS A MAIN THROUGHWAY.

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

THIS STRUCTURE IS ALREADY EXISTING & WAS EFFECTIVELY USED AS A DUPLEX FOR THE LAST 12 YEARS. BY GRANTING R-2 ZONING, TWO AFFORDABLE HOUSING RENTALS WILL BE SANCTIONED ON A MAJOR THROUGHFARE.

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 16TH day of FEBRUARY, 2023.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

(signature)

608-785-2637
(telephone)

16 FEBRUARY 2023
(date)

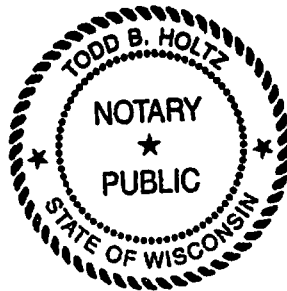
James Galleries@gmail.com
(email)

STATE OF WISCONSIN)

) ss.

COUNTY OF LA CROSSE)

Personally appeared before me this 16th day of February, 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Todd B Holtz

Notary Public

My Commission Expires: 12-15-2023

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

Review was made on the 20th day of February, 2023


Signed:
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, James T. Chert, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (~~one of the~~) legal owner(s) of the property located at 3019 Ward Av, La Crosse, WI 54601
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

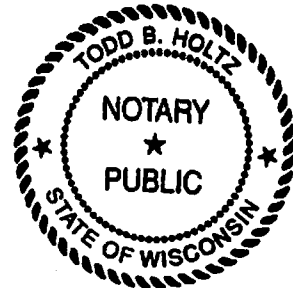


Property Owner

Subscribed and sworn to before me this 16th day of February, 2023

Todd B. Holtz

Notary Public
My Commission expires 12-15-2023



**Lot 6 in Block 3 of South Wedgewood Addition to the City of La Crosse, La Crosse County,
Wisconsin.**

1321129

LACROSSE COUNTY, WI
REGISTER OF DEEDS
DEBORAH J. FLOCK

RECORDED ON 09-03-2002
AT 5:26 PM

REC. FEE: 17.00
TRANSFER FEE:

PAGES: 4

VOL. 1652 PAGE 758

Return Address Atty. Ronald Quillin
COLLINS, QUILLIN & KNOTHE, Ltd.
1208 Caledonia St.
La Crosse, WI. 54603

#42

LAND USE RESTRICTION

Parcel I.D. Number 17-50110-110

Street Address: 3019 Ward Ave., La Crosse, WI

Re: Lot Six (6) in Block Three (3) of South Wedgewood Addition to the City of La Crosse, La Crosse County, Wisconsin.

The undersigned recite and declare as follows:

NOTE

*

APARTMENT

1. Ruby M. Needham (sometimes hereinafter referred to as Owner) is the sole Owner of the land described above and there are no liens or mortgages on this property. During her Ownership of this property, there has been added on to the house an apartment type improvement consisting of a kitchenette, two bedrooms, and a bathroom which has a separate entrance (hereinafter referred to as the apartment) which is currently used by Owner's Daughter, Dolores Hake.

2. While married to Ralph A. Needham, Owner executed a will naming Jane Olsen as the sole beneficiary of her estate and by the terms of this will, it can no longer be changed or altered since Ralph A. Needham is now deceased. In order to provide some assurance that her Daughter will have a place in which to live in the future, Owner during her life time desires to deed this property to her step-Daughter, Jane L. Olsen and her husband, Gary R. Olsen (sometimes hereinafter referred to as

Grantees), subject to Owner's life use of the property, and further subject to a restriction as to the use of a portion of the premises by Grantees of that part of the dwelling referred to as the "apartment" so that Owner's Daughter, Delores Hake (sometimes hereinafter referred to as Daughter) may occupy and use the apartment portion of the dwelling after Owner's death, and for such time as the Daughter is able to live independently in this apartment. A Quit Claim Deed reserving a life estate in favor of Owner is being executed contemporaneously with the signing of this agreement conveying the property to Jane L. and Gary R. Olsen which reservation of rights covers Owner's future right of use of the property. One of the purposes of this agreement is to ensure that Delores Hake will have a right to continue to live in the apartment after Owner's death as long as Delores is able to do so. At the time of the signing of this agreement, Delores Hake is under a guardianship of the person and of her estate, and the parties are aware that her guardian will act on Delores' behalf in making decisions as they may pertain to this agreement and Delores' continued occupancy of the apartment.

3. Owner and Grantees, by signing below hereby agree to the following terms restricting their right to use the apartment portion of the dwelling so as to create a right in favor of Delores Hake to use the apartment upon the following terms and conditions, and the undersigned acknowledge that mutual consideration is being provided to each party so as to make this an enforceable agreement by any of the undersigned, and also by Delores Hake who is a third party beneficiary of this agreement. Further, any party may record a copy of this agreement in the future in the office of the Register of Deeds for La Crosse County, Wisconsin, if it felt such recording is necessary to protect that party's rights.

RECITATIONS PERTAINING TO APARTMENT USE by DELORES HAKE

- a.) **USE OF APARTMENT** shall be for the life of Delores Hake, subject to an earlier termination in the event that any of the following occur:
- 1.) Apartment is vacated for 12 consecutive months by Delores Hake;
 - 2.) Delores Hake or her Guardian notifies Grantees in writing that she is no longer able to continue to live independently in the apartment and wishes to terminate her right to use this apartment;
 - 3.) Delores Hake dies;
 - 4.) Delores Hake/Guardian fails to perform her payment obligations below and such failure continues for 12 months after notice of such default is given in writing by Grantees specifying what payment is past due;
 - 5.) Delores Hake or her Guardian for any reason of her own choosing notifies Grantees in writing of her desire to relinquish the right to use the apartment for any reason.

b.) **RESPONSIBILITY FOR EXPENSES DIRECTLY RELATED TO USE OF APARTMENT:** Delores Hake/Guardian shall pay for all expenses which are directly traceable to her use of the apartment such as insurance on the apartment contents,

and shall be responsible for her own meals and care. At the time of this agreement, parties are aware that Jane and Gary Olsen are residents of the State of Florida and spend at least half of each year living in that State, and will not be living in this property on a full time basis after the death of Ruby Needham.

c.) CONTRIBUTION TOWARDS COMMON EXPENSES. There is not a separate meter for the utilities, cable TV or for sewer/water to the apartment, nor for the furnace or the air-conditioning unit, and therefore Delores Hake shall be responsible for paying one third of such bills as a contribution towards their cost, and such amounts shall be paid within 20 days of being given a copy of the bills and a statement of how much she is to pay. Failure to pay the bill within 20 days of notice shall constitute a default. Upon any default, written notice shall be given by Grantees of the default specifying the date, item for which payment was due, and the amount which needs to be paid, and if such default continues for a period of 12 months, then the right of Delores Hake to live in the apartment shall end, and a court action may be commenced by Grantees if such is necessary to have this right judicially terminated and if necessary, eviction from the apartment. Grantees shall pay the full real estate tax bill and insure the dwelling and there shall be no contribution towards these expenses. Grantees shall also be responsible for all of the expenses pertaining to the maintenance and necessary repair and upkeep of the structure without any contribution. However, if cosmetic changes are desired by Delores Hake to the apartment and such do not constitute necessary repairs or needed replacement, then such expense shall be paid solely by Delores Hake.

d.) NO ASSIGNMENT OF RIGHT OF USE OR SUBLETTING OF APARTMENT: The rights to the use of this apartment given to Delores Hake is personal to her and this right cannot be conveyed to anyone else, and the apartment cannot be sublet nor used by any other person. However, if a live in care provider is needed by Delores in the future, this care provider may also occupy the apartment with Delores.

e.) SALE OF PROPERTY: Unless her rights are terminated at an earlier time, this property may not be sold without the express written consent of Delores Hake, by her guardian, which consent shall be evidenced by signing the "Offer to Purchase" and this consent to the sale shall be required during the time that Delores is able to live in the apartment and is currently doing so. However, if Delores Hake by her Guardian does agree to such sale, her right to a portion of the sale price shall be limited to a payment of \$2,000. from the sale proceeds at the time of closing of the sale.

f.) ENFORCEMENT OF RIGHTS set forth in this Instrument may be exercised by Owner or Delores Hake, or on behalf of either by anyone acting on her behalf such as her agent under a power-of-attorney, her attorneys, HALE, SKEMP, HANSON, SKEMP & SLEIK, or anyone appointed as her legal guardian or as her guardian ad litem. The Guardian acting on behalf of Delores Hake shall be responsible for performing those responsibilities assigned to Delores Hake, and any failure to make

the required payments by the Guardian shall constitute a default under the terms of this agreement.

Dated August 14, 2002.

Ruby M. Needham
Ruby M. Needham, Owner

AUTHENTICATION

Signature of Ruby M. Needham is authenticated this 14th day of August, 2002.

Kevin J. Roop
Kevin J. Roop, Atty.
Member State Bar of Wisconsin, Bar # 1024002

Jane L. Olsen
Jane L. Olsen - Grantee

Gary R. Olsen
Gary R. Olsen - Grantee

AUTHENTICATION

Signatures of Jane Olsen and Gary Olsen are authenticated this 30th day of July, 2002.

Ronald J. Quillin
Ronald J. Quillin, Atty.
Member State Bar of Wisconsin, Bar # 1014395

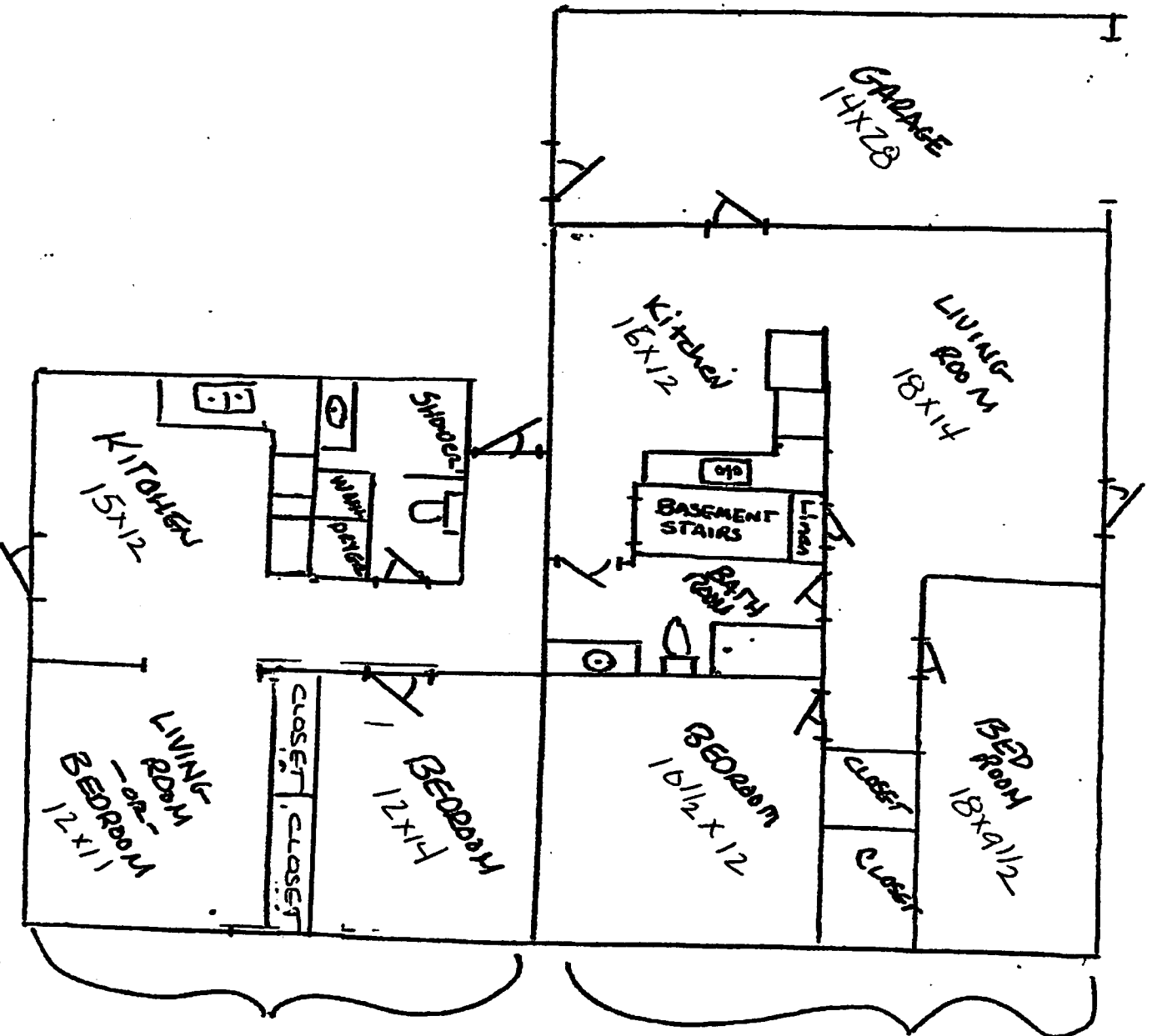
This instrument was drafted at the request of the Grantees by Atty. Ronald J. Quillin, COLLINS, QUILLIN & KNOTHE, Ltd., 1208 Caledonia St., La Crosse, WI 54603.

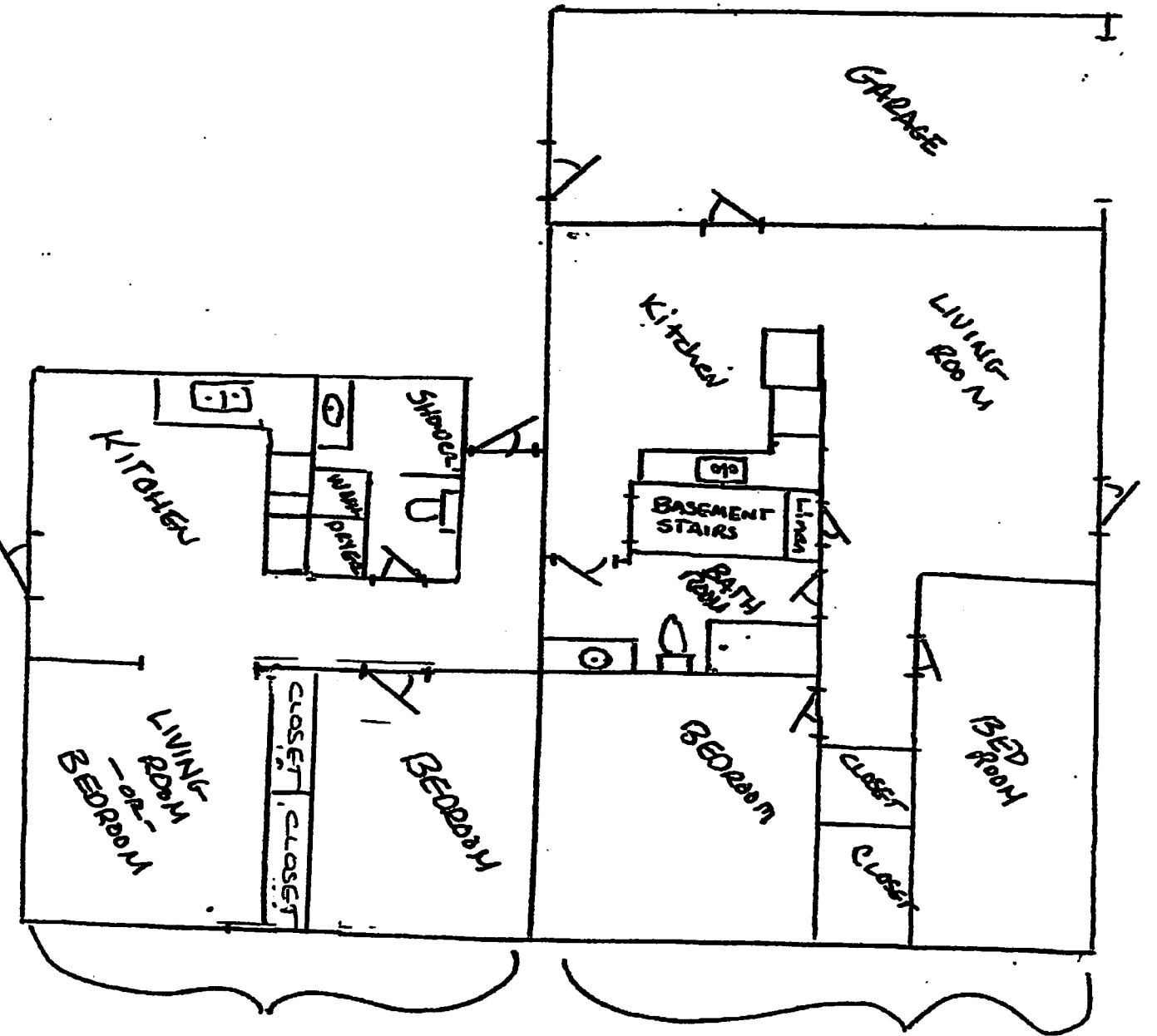
3019 WARD AVE.
 LA CRASSE W1
 LOT SIZE 80 X 125
 (10,000 SQ FEET)

Original Structure
 ± 1010 SQUARE FEET
 Excluding garage

APARTMENT
 Addition
 ± 730 Sq Feet

*note: there are
 3 existing off-street
 parking spaces for
 this property





3019 WARD AVE.
 LA CRASSE W1
 LOT SIZE 80 X 125
 (10,000 SQ FEET)

Original Structure
 ± 1010 SQUARE FEET
 Excluding garage

APARTMENT
 Addition
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*note: there are
 Existing off-street
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 this property

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

TO WHOM IT MAY CONCERN:

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AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

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Property is proposed to be used as: a duplex.

Rezoning is necessary: because current zoning only allows the property to be used as a single family home.

Tax Parcel 17-50110-110

SOUTH WEDGEWOOD ADDITION LOT 6 BLOCK 3 LOT SZ: 80 X 125

The City Plan Commission will meet to consider such application on **Monday, April 3, 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.

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Final action will be determined by the **Common Council** on **Thursday, April 13, 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.

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Dated this 24th day of February, 2023.

Nikki M. Elsen, City Clerk
City of La Crosse

Tax Parcel #	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-50109-80	JORDAN JOLING, BRITNI JOLING	3013 LINCOLN AVE	3013 LINCOLN AVE	LA CROSSE WI 54601-7477
17-50109-90	FIRST EVANGELICAL LUTHERAN CONGREGATION	3023 LINCOLN AVE	400 WEST AVE S	LA CROSSE WI 54601-4759
17-50110-10	BROCK C MCMULLEN, HAYLEY K MCMULLEN	3101 LINCOLN AVE	3101 LINCOLN AVE	LA CROSSE WI 54601-7476
17-50110-100	JUDY E HANLEY 2009 REVOCABLE TRUST	3103 WARD AVE	3103 WARD AVE	LA CROSSE WI 54601-7490
17-50110-110	QUALITY LIFE INVESTMENTS LLC	3019 WARD AVE	210 N MAIN ST	WESTBY WI 54667
17-50110-120	ROBERT MAHR	3011 WARD AVE	3011 WARD AVE	LA CROSSE WI 54601-7467
17-50110-130	BERNADINE M WOYCZIK	3003 WARD AVE	3003 WARD AVE	LA CROSSE WI 54601-7467
	SHELLIA M FILLNER, DEBRA K CARPENTER, CHARLES J HOFFMANN, JEANNETTE HOFFMANN,			
17-50110-140	DAVID CARPENTER, NANCY KNEELAND	2929 WARD AVE	2929 WARD AVE	LA CROSSE WI 54601-7468
17-50110-60	RICHARD L ROCHELT, TAMMIE L ROCHELT	2702 32ND ST S	2702 32ND ST S	LA CROSSE WI 54601-7453
17-50110-70	JASON MCCOY	2710 32ND ST S	2710 32ND ST S	LA CROSSE WI 54601
17-50110-80	DENNIS H HANSEN, SUSAN T HANSEN	2720 32ND ST S	2720 32ND ST S	LA CROSSE WI 54601-7453
17-50110-90	JOHN P WEBSTER	3111 WARD AVE	3111 WARD AVE	LA CROSSE WI 54601-7490
17-50111-100	DAVID B SWAN, MICHELINE SWAN	3024 LINCOLN AVE	3024 LINCOLN AVE	LA CROSSE WI 54601-7462
17-50111-110	GARY L GARTNER, MARSHA G GARTNER	3100 LINCOLN AVE	3100 LINCOLN AVE	LA CROSSE WI 54601
17-50111-120	DEAN R ELLEFSON	3108 LINCOLN AVE	3108 LINCOLN AVE	LA CROSSE WI 54601-7463
17-50111-70	KIMBERLY M CARLSON	3000 LINCOLN AVE	3000 LINCOLN AVE	LA CROSSE WI 54601-7462
17-50111-80	WESLEY TOWNE, MALLORY TOWNE	3008 LINCOLN AVE	3008 LINCOLN AVE	LA CROSSE WI 54601
17-50111-90	DAVID L CRAIG, JACKIE R CRAIG	3016 LINCOLN AVE	3016 LINCOLN AVE	LA CROSSE WI 54601-7462
17-50195-20	ROBERT P DEML	2924 WARD AVE	2924 WARD AVE	LA CROSSE WI 54601-7464
17-50195-30	JEFFREY D GOEDE, KAREN GOEDE	3002 WARD AVE	3002 WARD AVE	LA CROSSE WI 54601-7465
17-50195-40	JEFF M BAHR	2812 BROOK CT	500 LAS OLAS BLVD E APT 2505	FT LAUDERDALE FL 33301-2581
17-50311-20	FRED K WILLIAMS, ANTOIWANA K WILLIAMS	3014 WARD AVE	3014 WARD AVE	LA CROSSE WI 54601-7496
17-50311-25	BRENT & DIANE DWYER	2811 BROOK CT	2811 BROOK CT	LA CROSSE WI 54601
17-50311-30	LTTW LLC	3016 WARD AVE	19201 STATE ROAD 21	TOMAH WI 54660
17-50311-35	SARAH & JEREMY MOSLEY	2802 31ST ST S	2802 31ST ST S	LA CROSSE WI 54601
17-50311-40	DONALD & PHYLLIS GREENO	2816 31ST ST S	2816 31ST ST S	LA CROSSE WI 54601
17-50312-20	SHANE SOMMERFELDT, BRITTANY DUMMER	2803 31ST ST S	2803 31ST ST S	LA CROSSE WI 54601-7732
17-50312-30	BENJAMIN & HANA SCHAUF	2809 31ST ST S	2809 31ST ST S	LA CROSSE WI 54601
17-50196-40	DOROTHY L JEFFERY, DAWN M JEFFERY	2819 BROOK CT	2819 BROOK CT	LA CROSSE WI 54601
17-50311-10	LACROSSE COUNTY	3018 WARD AVE	212 6TH ST N RM 2400	LA CROSSE WI 54601
17-50312-10	CLARE RASMUSSEN & MICHAEL TUMILOWICZ	2817 31ST ST S	2817 31ST ST S	LA CROSSE WI 54601

Parcels within 20 feet of 3019 Ward Ave

APPLICANT: JAMES CHERF 2949 BROADVIEW PL LA CROSSE WI 54601



★ Subject Parcel: 3019 Ward Ave

CITY CLERK
400 LA CROSSE ST
LA CROSSE WI 54601-3396
RETURN SERVICE REQUESTED

F
GARY L GARTNER, MARSHA G GARTNER
3100 LINCOLN AVE
LA CROSSE WI 54601



resort
First Class Mail
ComBasPrice



US POSTAGE PAID BY B

ZIP 54601 \$000.531
02 1W
0001399329MAR 02 2023

INT

74 BRO 11115 546013396

GARTNER

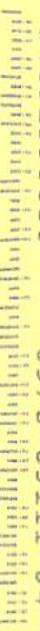
RETURN TO SENDER
T 553 NEE 1269C210003/04/23

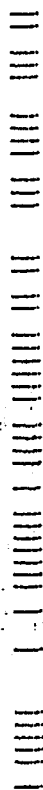
TEMPORARILY AWAY

RETURN TO SENDER

BC: 54601339699

*0378-03111-04-20





*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

Mail to:

LA CROSSE CITY CLERK
NIKKI ELSEN
400 LA CROSSE ST
LA CROSSE WI 54601

ORDER NUMBER 116844

STATE OF WISCONSIN }
La Crosse County } ss.

Artene Staff

being duly sworn, doth depose and say that he (she) is an authorized representative of Lee Enterprises, publishers of

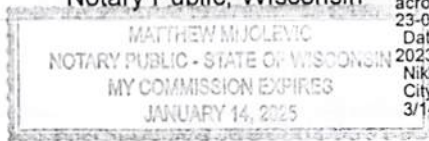
LA CROSS TRIBUNE

a newspaper, at La Crosse, the seat of government of said State, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on the dates listed below.

Sworn to and subscribed before me this _____ day of _____, 20____

(Signed) *Artene Staff*
(Title) Principal Clerk

Notary Public, Wisconsin



My Commission expires

Section: Legals

Category: 0001 Wisconsin Legals

PUBLISHED ON: 03/14/2023, 03/21/2023

TOTAL AD COST: 139.17

FILED ON: 3/21/2023

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

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Property is presently: formerly a residence for a handicapped person with an addition created as a residence for the caregiving staff. Property is proposed to be used as: a duplex.

Rezoning is necessary: because current zoning only allows the property to be used as a single family home.

Tax Parcel 17-50110-110 SOUTH WEDGEWOOD ADDITION LOT 6 BLOCK 3 LOT SZ: 80 X 125

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Dated this 24th day of February, 2023.

Nikki M. Elsen, City Clerk
City of La Crosse
3/14, 3/21 LAC 116844 WNAXLP



**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): 3119 Ward Ave

from the Single Family Residence District to the duplex family District.

I/We object for the following reason(s):
Not enough parking for possible number of occupants. (Has caused previous problems)
Noise - 2 entrances immediately adjacent to my bedroom. (caused problem with last owner)
Heavy + constant traffic on Ward Ave, including Big trucks, cars parked on street narrow roadway.

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): 3103 Ward Ave. #17-50110-1000

85' ft. frontage on Ward Ave Street
ft. frontage on _____ Street

Judy E. Hanley / Judy E. HANLEY
Signature of Objector printed name

Signature of Objector printed name

3103 Ward Ave
La Crosse, WI 54601
Address

* I am sole owner.
Carol Redmann passed away in June, 2022. We lived here since 1974.

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. City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

3/27/2023

(i)

To Whom it May Concern:

This is a letter of objection concerning rezoning the neighborhood so that the property at 3119 Ward Ave. can be used as a duplex. I am Judy Hanley, I have lived at 3103 Ward Ave since 1974, adjacent to the property in question. Many people have occupied that property. Ruby Needham moved in in late 70's or early 80's.

She wanted to live there because she had a disabled daughter, a resident of Hillview, so she was close to her.

Some years later the government changed a law that made the daughter ~~was~~ no longer eligible to live at Hillview (she was too young). She had Spina Bifida since Birth and needed 24 hr care. Her mother could not care for her without help, but the government would not allow her to bring a live in caregiver into her home, so the daughter & carer had to occupy separate residence from the mother. The apartment was built on the back @ that time. 101

Ruby lived in the front of Delores & the ⁽²⁾
carer lived in the rear for several years.
Again the laws ~~changed~~ changed & the
daughter had to go live somewhere
else.

The house was later rented for
awhile. A couple, their daughter, her
child & her boyfriend moved in. Not
very good neighbors. A lot of yelling
& late nite activity. After this
group left someone bought and made
a group home for the elderly.

The residents were not a problem -
~~However~~ However the care-givers
worked shifts and changed @ 7 AM &
11 PM. They liked to talk to each other
~~on the driveway or front porch,~~
on the drive-way or front porch;
Or talk on the phone while smoking
during the nite. This would go on
both back & front. These entrances
are very close (12-15 ft?) from our
bedroom windows. So we very
rarely could have our windows
open @ night.

Also the traffic has increased tremendously in recent years. Especially trucks & heavy equipment. Ward Ave is a short-cut between Hwy 33 & Mormon Coulee Rd. When many cars are parked on the street it narrows the traffic lanes. This makes it difficult to see the driveways and many times hard to cross on foot. (3)

In conclusion I believe that the dwelling is far too small to house 2 groups of ~~unrelated~~ ^{unrelated} ~~unrelated~~ (especially) people. The near apartment has created problems in the past and will create more in the future and will open ~~the~~ ^{the} door for more such dwellings in our neighborhood as well as similar or worse problems. Thank you for your attention.

Judy Hanley

**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): _____

3019 WARD AVENUE TAX-P-#
17-50110-110

from the SINGLE FAMILY District to the DUPLEX-2-FAMILY District.

I/We object for the following reason(s): THIS APPLICATION SHOULD BE

DENIED, THIS PROPERTY WAS PURCHASED AS A SINGLE
FAMILY RESIDENCE IN A SINGLE FAMILY NEIGHBORHOOD
IT NOT ZONE FOR MULTI FAMILY USE NOR
SHOULD IT BE ON THE BLOCK THAT THIS DWELLING
SITS THERE ARE ONLY SINGLE FAMILY HOMES!
PLEASE SEE ATTACHED OBJECTION!

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): 3024 LINCOLN, AVENUE

LACROSSE WIS 54601
TAX PARCEL # 17-50111-100

80x125 ft. frontage on LINCOLN Street

_____ ft. frontage on _____ Street

David B. Swan DAVID B. SWAN
Signature of Objector printed name

Michelle M. Swan Michelle M. Swan
Signature of Objector printed name

2024 LINCOLN AVE
LACROSSE, WIS 54601
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. City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

FORMAL OBJECTION TO PROPOSED ORDINANCE CHANGE

**City Plan Commission
Council Chambers of City Hall
400 La Crosse St
La Crosse WI**

As property owners of 3024 Lincoln Avenue, we; David B. Swan and Micheline Swan, object to the ordinance to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

We do not approve of the rezoning. It is not necessary for the property to be used as a duplex. It is a single family residence with some modifications. The homes on the block are single family homes. Changing the zoning will create a precedence that will allow for rental properties on the block. No amendment to the zoning should be approved.

We purchased our home at 3024 Lincoln Avenue to live in an area of well maintained single family homes. Duplexes are rental properties which may or may not be well maintained. It is not a given. Stability is also an issue. People who purchase and live in single family homes generally make a commitment to stay in their homes. There could be a higher change in residents if the property is rented out as a duplex. This could effect the neighborhood in regards to home maintenance, stability of residents and perhaps property values.

We hereby object to the ordinance to amend Subsection 115-110. We do not think the amendment is in the best interest of the homeowners in Subsection 115-110.

Respectfully Submitted,

David B. Swan David B. Swan Date 3-28-2023

Micheline M. Swan Micheline Swan Date 3-28-2023

**OBJECTION TO
AMENDMENT OF ZONING DISTRICT BOUNDARIES**

I/We hereby object to the amendment of the Zoning Code by the transfer of the following described land (include address and the tax parcel number from Notice of Hearing):
3019 Ward Avenue Tax Parcel 17-50110-110 from the Single Family Residence District to the Duplex District.

I/We object for the following reason(s):

We do not approve of the rezoning. It is not necessary for the property to be used as a duplex. It is a single family residence with some modifications. The homes on the block are single family homes. Changing the zoning will create a precedence that will allow for rental properties on the block. No amendment to the zoning should be approved.

We purchased our home at 3024 Lincoln Avenue to live in an area of well maintained single family homes. Duplexes are rental properties which may or may not be well maintained. It is not a given. Stability is also an issue. People who purchase and live in single family homes generally make a commitment to stay in their homes. There could be a higher change in residents if the property is rented out as a duplex. This could effect the neighborhood in regards to home maintenance, stability of residents and perhaps property values.

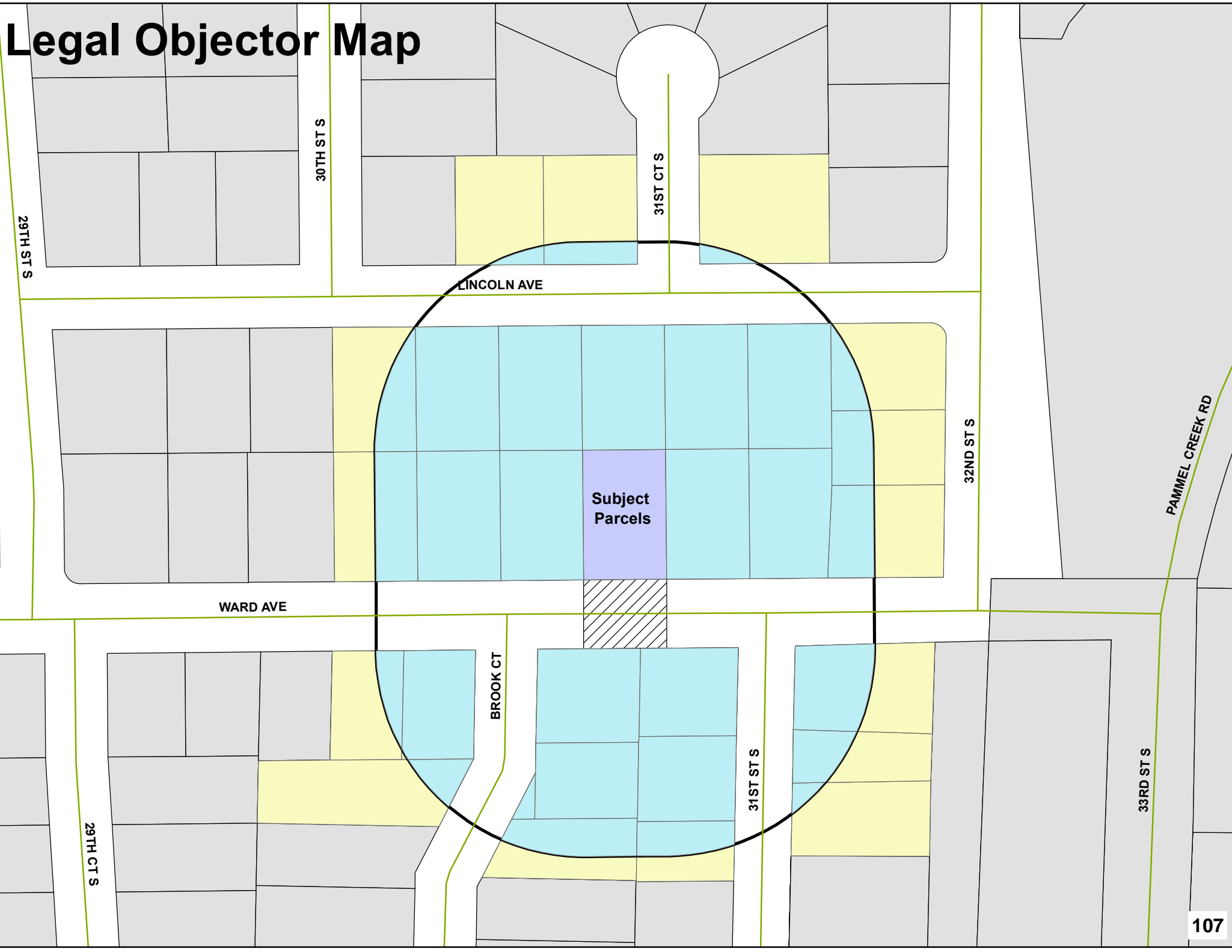
We hereby object to the ordinance to amend Subsection 115-110. We do not think the amendment is in the best interest of the homeowners in Subsection 115-110.

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

3024 Lincoln Avenue La Crosse WI 54601 Tax Parcel Number 17-50111-100

80 x 125 ft. Frontage on LINCOLN Street

Legal Objector Map



Agenda Item 23-0244 (Lewis Kuhlman)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single-Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

General Location

Council District 12, on the north side of Ward Ave between 29th St and 32nd St as depicted in Map 23-0244. Adjacent land uses consist of single family, single story homes.

Background Information

A former owner added a separate living quarter for a caregiver at this residence and it has had two units for 12 years. Attached caretaker residential units are a conditional use in R1 per [Sec. 115-343\(16\)](#). The main residence has two bedrooms, and the caretaker unit has one. The entrance to the caretaker unit is in the backyard and accessed by sidewalk from the front driveway. On the sidewalk side, the building is setback from the property line 17 feet—the minimum would be 7 feet for a duplex. We are not aware of any exterior changes that would result from the rezoning. Ward Ave is a minor arterial and there are three bus routes with stops along Ward Ave / Losey Blvd and 33rd St. To date, the City Clerk received two letters of objection.

Recommendation of Other Boards and Commissions

Not applicable

Consistency with Adopted Comprehensive Plan

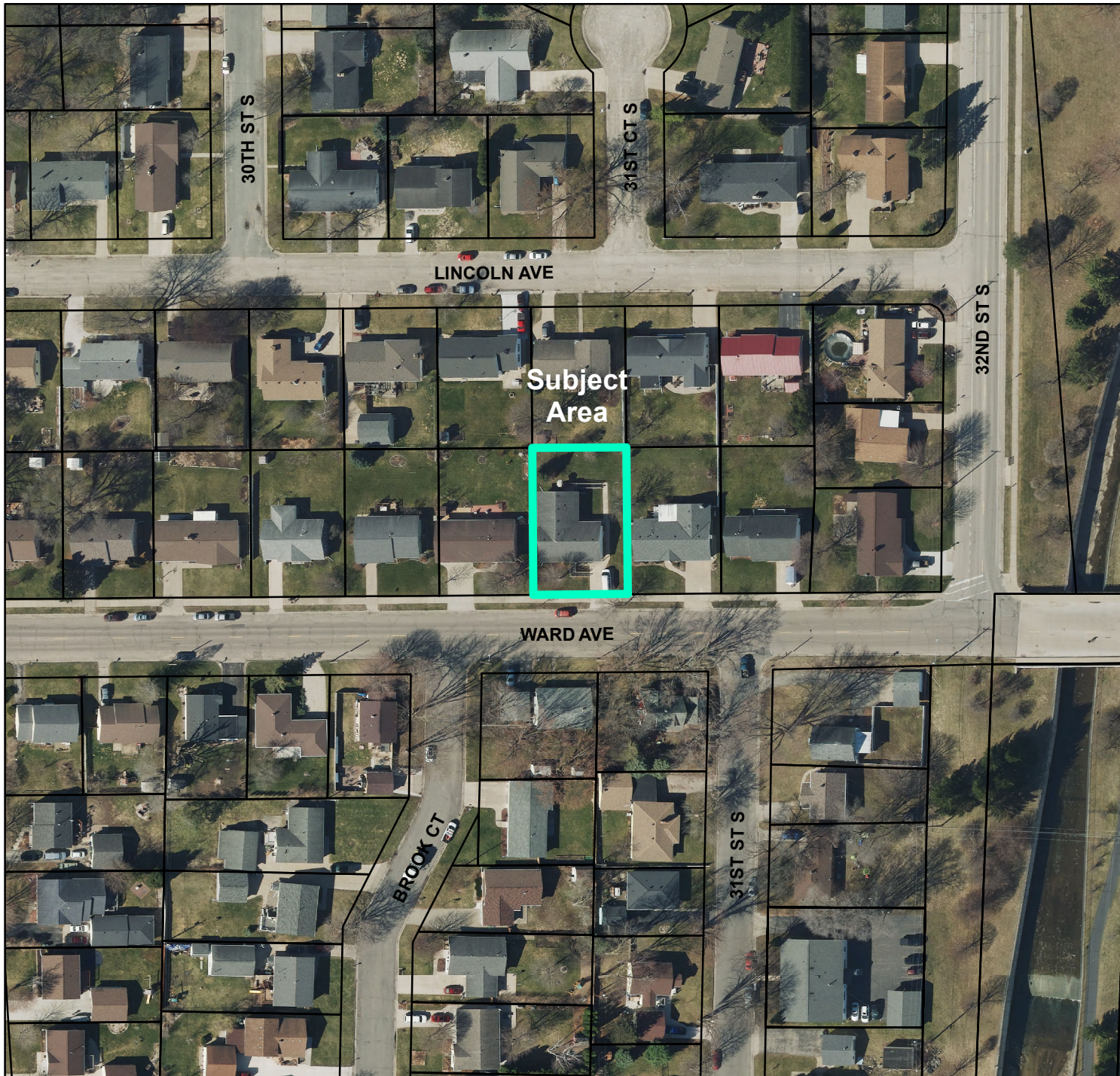
The Future Land Use Map shows this parcel as SFH – Single Family Housing, which entails predominant development of detached or semidetached (side-by-side duplex) housing.

Staff Recommendation





















Approval – the residence is already split into two units and likely would not change the appearance or character of the neighborhood. While not a side-by-side duplex, the building's height and size are comparable to adjacent houses. One duplex among three single-family homes on lots of similar size would align with the maximum of five residential units per acre. Three-bedroom residences may be desirable, but the second unit was an addition rather than created by dividing the house. To address some of the concerns of the objectors, regardless of whether the residence has one or two units, the home could be rented, have just as many vehicles, and just as much noise.

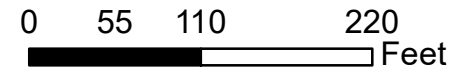
Requiring at least four parking spaces for three total bedrooms seems onerous and the Common Council may want to consider amending the minimum parking requirements in [Sec. 115-393\(a\)\(10\)\(i\)](#).

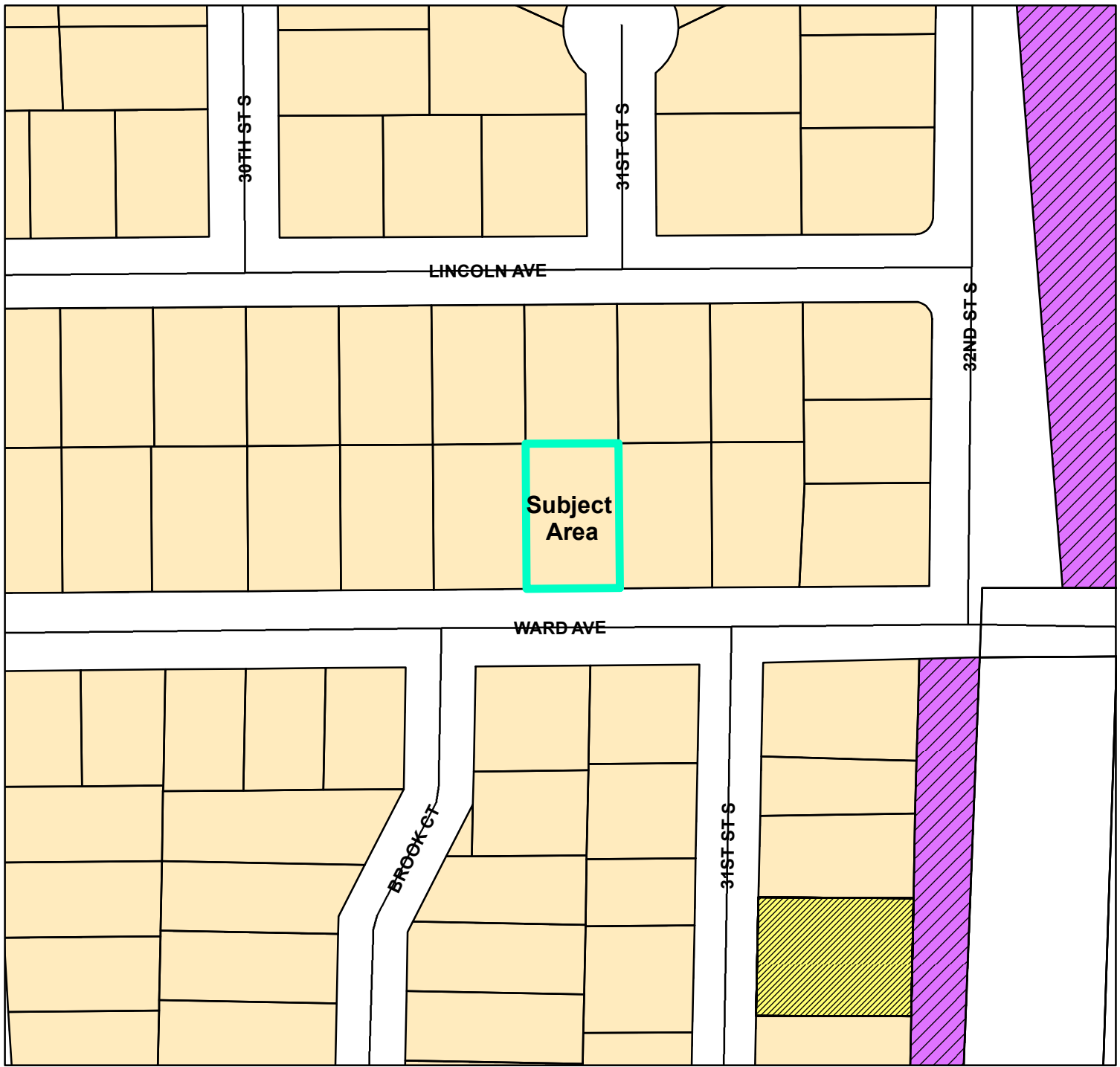
Routing J&A 4.4.2023



BASIC ZONING DISTRICTS

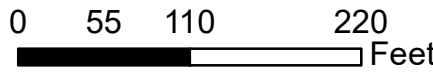
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  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

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
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- UT - PUBLIC UTILITY
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- 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): _____

3019 Ward Avenue
La Crosse, WI 54601

from the 115-110 District to the _____ District.

Single Family Dwellings to Duplex -
multi family Dwelling

I/We object for the following reason(s): _____

See attached letter.

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): _____

3016 Lincoln Ave
La Crosse, WI 54601

017-05011-090
_____ ft. frontage on _____ Street

_____ ft. frontage on _____ Street

David L Craig David L Craig
Signature of Objector printed name

Jacquette R Craig
Signature of Objector printed name

3016 Lincoln Avenue
La Crosse, WI 54601

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.
City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

City Planning Commission
City Hall – Council Chamber
400 La Crosse Street
La Crosse, WI 54601

Tax Key
017-05011-090

RE: Formal Objection to Proposed Ordinance Change

March 28, 2023

This letter is to inform you that we reject to the ordinance to amend Subsection 115-110 which would allow the transfer of certain properties from single family residences to the residence district allowing for an existing dwelling to be used as a duplex in regard to the property located at 3019 Ward Avenue, La Crosse, WI 54601.


We have lived at 3016 Lincoln Avenue since 1999. We purchased our home because it was located in a single family/dwelling neighborhood. Changing the zoning in our neighborhood would change the dynamics of our great neighborhood.

Most of us have lived in the neighborhood for many years and take pride in our homes, living among other neighbors that we have created long time friendships with. We have worked hard our entire life to be able to afford to live in a single-family dwelling neighborhood. Creating duplexes could decrease the value of our home. We would also lose the sense of safety and security that we have always had living in our neighborhood by allowing multi-family dwellings.

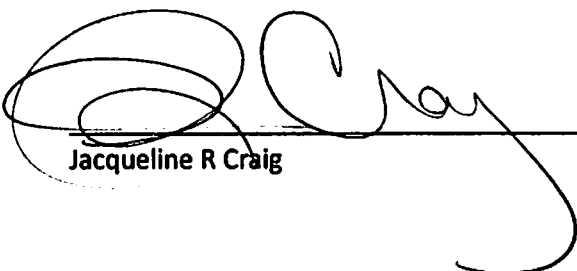
We hereby object to the ordinance to amend Subsection 115-110.

Thank you for your time and consideration.

Dave and Jackie Craig – 3016 Lincoln Avenue, La Crosse, WI 54601



David L Craig



Jacqueline R Craig

01-01-10 #

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Forms must be complete before the start of the meeting.

No forms will be considered after the start of the meeting; except in the case of public hearings that are required by law (as noted on the agenda).

Please put the File # of the Legislation beside the appropriate committee.

J&A 23-0244

F&P _____

COMMITTEE HEARING REGISTRATION SLIP

Name: JAMES CHEREF Date: 4 APRIL 2023
PLEASE PRINT

Municipality of Residence: LA CROSSE WI

I Represent: MYSELF

Legislation: 23-0244 Rezoning 3019 Wood Ave.

(Please fill out a separate sheet for each piece of legislation in which you are registering.)

Please check only one (1) of the following:

- I wish to SPEAK IN FAVOR of the legislation. ANSWER QUESTIONS.
- I wish to SPEAK IN OPPOSITION of the legislation.
- I wish to REGISTER IN FAVOR of the legislation.
- I wish to REGISTER IN OPPOSITION of the legislation.
- I'm in favor of the legislation, but only here to answer questions.
- I'm in opposition of the legislation, but only here to answer questions.

**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): An ordinance to amend Sub section 115-110 of the code of ordinance of the City of LaCrosse by transferring certain property from the Single Family Residence to the Residence District allowing for the existing dwelling to be used as duplex at 3019 Ward Ave. Tax Parcel 17-50110-110

I/We object for the following reason(s): Please keep the property as single family home NOT make it a duplex.
We prefer not to have rentals in the area!
Drops property values for all in the area!

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): 2918 Ward Ave
Tax Parcel 17-50195-10

200 or less ft. frontage on 2918 Ward Ave Street
_____ ft. frontage on _____ Street

Brian L. Karable Brian L. Karable
Signature of Objector printed name
Julie A. Karable Julie A. Karable
Signature of Objector printed name

2918 Ward Ave
LaCrosse, WI 54601
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. City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

**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): 3019 WARD AVENUE
TAX PARCEL 17-50110-110 SOUTH WEDGEWOOD ADDITIONAL LOT
6 BLOCK 2 LOT SIZE 80 X 125


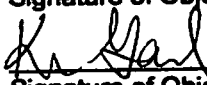
from the _____ District to the _____ District.

I/We object for the following reason(s): DECREASE PROPERTY VALUES, INCREASE
NOISE & CRIME

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): 3002 WARD AVENUE, LA CROSSE WI 54601
TAX PARCEL 17-50195-30; LOT SIZE 69.2 X 105
16-15 N. 07 ACRES 0.167 MEADOWBROOK ADDITION LOT 3 L

_____ ft. frontage on _____ Street

_____ ft. frontage on _____ Street

 JEFF GOEDE
Signature of Objector printed name
 KAREN GOEDE
Signature of Objector printed name

3002 WARD AVENUE
LA CROSSE, WI 54601-7465
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.

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City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

**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): 3019 Ward Ave
Tax Parcel 17-50110-110 South Wedgewood addition
Lot 6 Block 3 Lot SZ: 80 x 125
from the Single Family Residence District to the Residence Duplex District.

I/We object for the following reason(s): We Do Not want multiple people
in one house in our quiet neighborhood. No
Duplex to increase the population on the block which
that brings more friends to visit friends to increase
traffic and increase the chance of criminal activity
in our area. Now a single family safe quiet neighborhood.
No Duplex rezoning, Single family ONLY.

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): 2929 Ward Ave, La Crosse
Tax Parcel # 17-50110-140 South Wedgewood
addition lot 9 block 3 Lot SZ: 80 x 125

80 ft. frontage on Ward Ave Street
ft. frontage on _____ Street

X Jeannette M. Hoffmann JEANNETTE M.
Signature of Objector printed name HOFFMANN
Charles Hoffmann CHARLES H. HOFFMANN
Signature of Objector printed name
2929 Ward Ave
La Crosse, WI 54601
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.

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City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

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

I

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): 3019 Ward Ave,

Tax Parcel 17-50110-110 South Wedgewood
Addition LOT 6 Block 3 SZ: 80X125

from the _____ District to the _____ District.

I

I object for the following reason(s): Decrease in residential property values, more noise, more parking on the street and blocking to view to be able to back out onto an already busy street; this is the start of the ruination of a residential neighborhood which is event from other neighborhoods in the city that have rental properties.

I

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): 3011 Ward Ave., LaCrosse, WI 54601

Tax Parcel # 17-50110-120

_____ ft. frontage on _____ Street

_____ ft. frontage on _____ Street

Robert W. Mahr

Signature of Objector

Robert W. Mahr

printed name

my wife is deceased.

Signature of Objector

printed name

3011 Ward Ave.
LaCrosse, WI
54601

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.

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**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): _____

3019 Ward Ave 17-50110-110
South wedgewood addition lot 6 Block 3 Lot SZ: 80x125

from the _____ District to the _____ District.

I/We object for the following reason(s): the property and neighborhood on Ward Ave is currently residence for single homes and we would like to keep it the same. Converting to duplex will change the care and attention ~~that~~ home owner ^{that people live in} in the area currently provides. We have enough apartments and rental property in the area that we do not need two families occupying the house. We don't want to take a chance that the property will be taken care and we end up with a slum lord.

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): 3014 Ward Ave

16-15-07-NE-NE; 17-50311-20

_____ ft. frontage on _____ Street

_____ ft. frontage on _____ Street

Antwanara Will Antwanara Williams
Signature of Objector printed name

Fred K W Fred Williams
Signature of Objector printed name

3014 Ward Ave

Address

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**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): 3069 Ward Ave.
17-50110-110

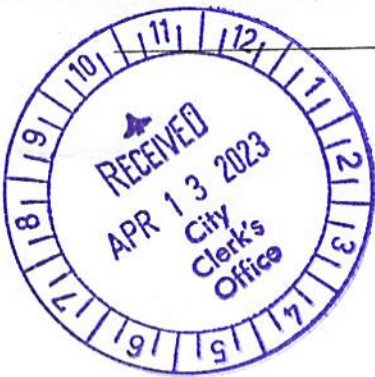
from the Single Family District to the Residence District.

I/We object for the following reason(s): We are worried that renters will not be good for neighborhood. Property will not be taken care of as well as by single family. It will decrease our property value due to it being a rental home.

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): 3008 Lincoln Ave. 17-50111-80

80 ft. frontage on Lincoln Ave Street

ft. frontage on _____ Street



Wesley Towne Wesley Towne
Signature of Objector printed name

Mallory Towne Mallory Towne
Signature of Objector printed name

3008 Lincoln Ave.

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.

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City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

OFFICE OF THE
DIRECTOR OF THE
STATE DEPARTMENT OF
CORRECTIONS

TO: [Illegible]

FROM: [Illegible]

SUBJECT: [Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

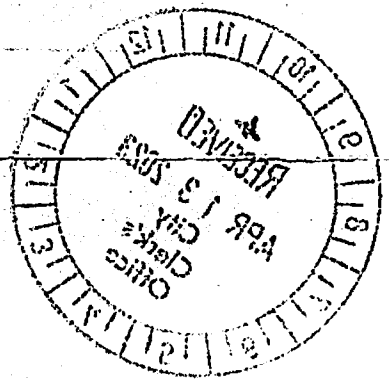
[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]



Legal Objection Table for 3019 Ward Avenue

TaxParcelN	OwnerName	CompleteAd	CompleteSe	City	State	ZipCode	PROPADDCOM	Shape_Area	Areasqft	Objection	Sqft
17-50109-80	JORDAN JOLING, BRITNI JOLING	3013 LINCOLN AVE		LA CROSSE	WI	54601-7477	3013 LINCOLN AVE	8924.775145	544.68		
17-50109-90	FIRST EVANGELICAL LUTHERAN CONGREGATION	400 WEST AVE S		LA CROSSE	WI	54601-4759	3023 LINCOLN AVE	9449.72241	1860.15		
17-50110-10	BROCK C MCMULLEN, HAYLEY K MCMULLEN	3101 LINCOLN AVE		LA CROSSE	WI	54601-7476	3101 LINCOLN AVE	13124.38835	595.62		
17-50110-60	RICHARD L ROCHELT, TAMMIE L ROCHELT	2702 32ND ST S		LA CROSSE	WI	54601-7453	2702 32ND ST S	9254.241557	1872.99		
17-50110-70	JASON MCCOY	2710 32ND ST S		LA CROSSE	WI	54601	2710 32ND ST S	7859.724326	2839.30		
17-50110-80	DENNIS H HANSEN, SUSAN T HANSEN	2720 32ND ST S		LA CROSSE	WI	54601-7453	2720 32ND ST S	9795.437472	3780.75		
17-50110-90	JOHN P WEBSTER	3111 WARD AVE		LA CROSSE	WI	54601-7490	3111 WARD AVE	9778.928342	9778.93		
17-50110-100	JUDY E HANLEY 2009 REVOCABLE TRUST	3103 WARD AVE		LA CROSSE	WI	54601-7490	3103 WARD AVE	10000.10277	10000.10	Y	10000.10
17-50110-120	ROBERT MAHR	3011 WARD AVE		LA CROSSE	WI	54601-7467	3011 WARD AVE	10000.4842	10000.48	Y	10000.48
17-50110-130	BERNADINE M WOYCZIK	3003 WARD AVE		LA CROSSE	WI	54601-7467	3003 WARD AVE	10000.56681	10000.57		
17-50110-140	SHELLIA M FILLNER, DEBRA K CARPENTER, CHARLES J HOFFMANN, JEANNETTE HOFFMANN, DAVID CARPENTER, NANCY KNEELAND	2929 WARD AVE		LA CROSSE	WI	54601-7468	2929 WARD AVE	10000.80546	5000.84	Y	1666.946
17-50111-70	KIMBERLY M CARLSON	3000 LINCOLN AVE		LA CROSSE	WI	54601-7462	3000 LINCOLN AVE	9598.902558	3251.28		
17-50111-80	WESLEY TOWNE, MALLORY TOWNE	3008 LINCOLN AVE		LA CROSSE	WI	54601	3008 LINCOLN AVE	9599.034329	9598.98	Y	9598.98
17-50111-90	DAVID L CRAIG, JACKIE R CRAIG	3016 LINCOLN AVE		LA CROSSE	WI	54601-7462	3016 LINCOLN AVE	9599.146152	9599.15	Y	9599.15
17-50111-100	DAVID B SWAN, MICHELINE SWAN	3024 LINCOLN AVE		LA CROSSE	WI	54601-7462	3024 LINCOLN AVE	9599.329149	9599.33	Y	9599.33
17-50111-110	GARY L GARTNER, MARSHA G GARTNER	3100 LINCOLN AVE		LA CROSSE	WI	54601	3100 LINCOLN AVE	9599.578439	9599.58		
17-50111-120	DEAN R ELLEFSON	3108 LINCOLN AVE		LA CROSSE	WI	54601-7463	3108 LINCOLN AVE	9599.632622	9599.63		
17-50195-20	ROBERT P DEML	2924 WARD AVE		LA CROSSE	WI	54601-7464	2924 WARD AVE	7242.06889	1656.18		
17-50195-30	JEFFREY D GOEDE, KAREN GOEDE	3002 WARD AVE		LA CROSSE	WI	54601-7465	3002 WARD AVE	7263.022965	7232.27	Y	7232.27
17-50195-40	JEFF M BAHR	500 LAS OLAS BLVD E	APT 2505	FT LAUDERDALE	FL	33301-2581	2812 BROOK CT	11982.24889	1538.96		
17-50196-40	DOROTHY L JEFFERY, DAWN M JEFFERY	2819 BROOK CT		LA CROSSE	WI	54601-7711	2819 BROOK CT	7835.366316	4214.55		
17-50311-10	LACROSSE COUNTY	212 6TH ST N	RM 2400	LA CROSSE	WI	54601	3018 WARD AVE	494.0435955	494.04		
17-50311-20	FRED K WILLIAMS, ANTOIWANA K WILLIAMS	3014 WARD AVE		LA CROSSE	WI	54601-7496	3014 WARD AVE	8945.948709	8945.95	Y	8945.95
17-50311-25	BRENT D DWYER, DIANE K DWYER	2811 BROOK CT		LA CROSSE	WI	54601-7711	2811 BROOK CT	7239.774134	7239.77		
17-50311-30	LTTW LLC	19201 STATE ROAD 21		TOMAH	WI	54660	3016 WARD AVE	7980.687672	7980.69		
17-50311-35	SARAH MOSLEY, JEREMY MOSLEY	2802 31ST ST S		LA CROSSE	WI	54601-7754	2802 31ST ST S	7705.239403	7705.24		
17-50311-40	DONALD J GREENO, PHYLLIS D GREENO	2816 31ST ST S		LA CROSSE	WI	54601-7754	2816 31ST ST S	5450.067288	2898.17		
17-50312-10	CLARE A RASMUSSEN, MICHAEL K TUMILOWICZ	2817 31ST ST S		LA CROSSE	WI	54601-7732	2817 31ST ST S	9540.483592	500.68		
17-50312-30	BENJAMIN SCHAUF, HANA SCHAUF	2809 31ST ST S		LA CROSSE	WI	54601	2809 31ST ST S	6467.6567	2415.39		
17-50312-20	SHANE SOMMERFELDT, BRITTANY DUMMER	2803 31ST ST S		LA CROSSE	WI	54601-7732	2803 31ST ST S	11305.34646	5932.27		
								166276.50			66643.21
											40.08%

Updated: 4/13/2023

Agenda Item 23-0244 (Lewis Kuhlman)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

Original Date of Staff Report

April 3, 2023

Reason for Referral

CM Happel requested a 30-day referral to give time for the applicant to talk to the neighbors about what he intends to do with the residence. He wanted this opportunity for the applicant to respond to neighbors' objections and talk about the project.

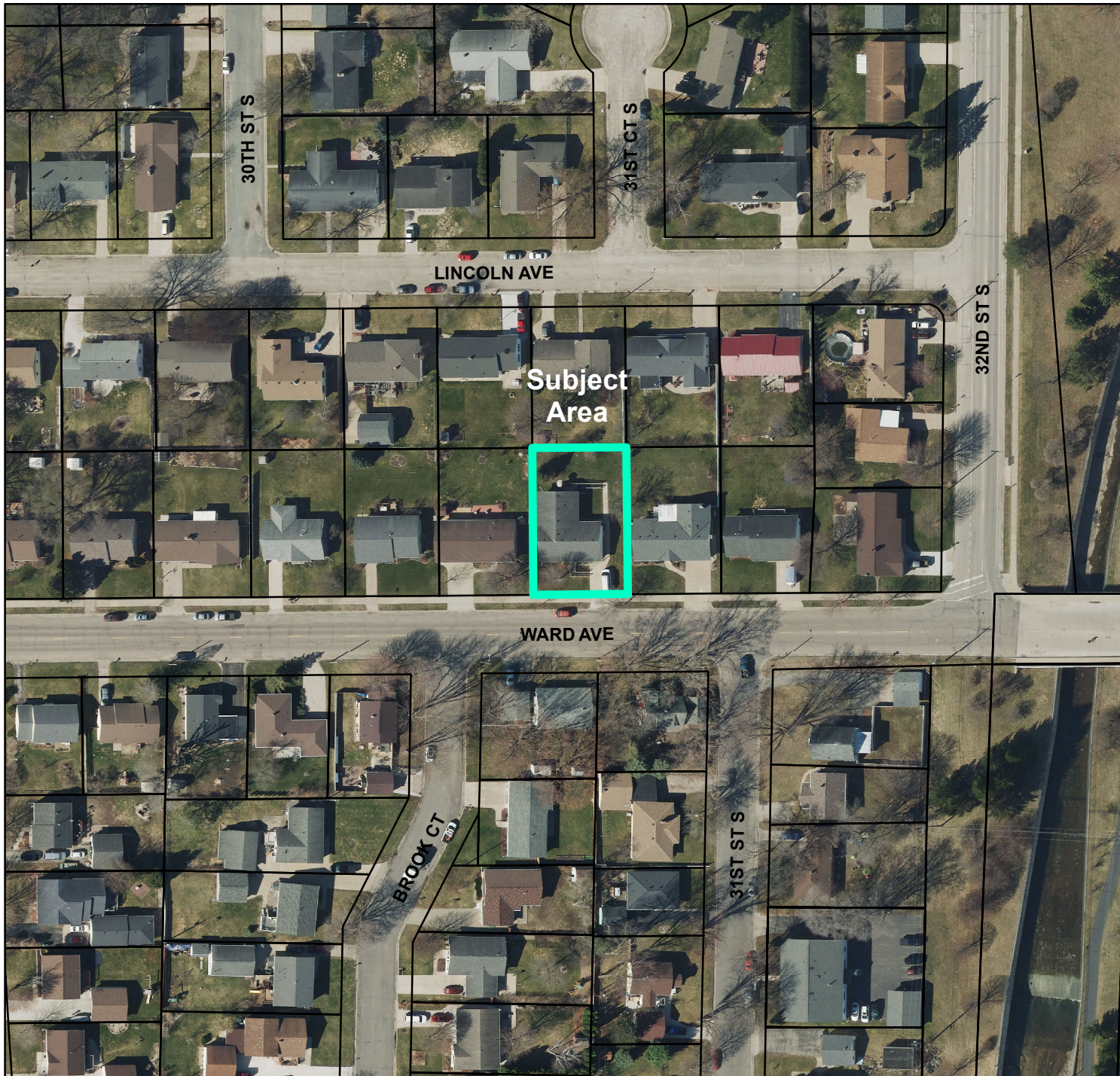
New Information

The applicant showed the house to two objectors and described what he planned to do with it. Happel participated in the tour and reached out to additional neighbors. He mentioned that some just wanted the chance to speak at the public hearing. Since the initial staff report, seven neighbors have submitted objections. That brings the total to nine objectors, covering 40% of adjacent property. Objectors cite concerns over potential changes in neighborhood dynamics, property value, sense of safety and security, noise, crime, traffic, on-street parking, and property maintenance.




















Staff Recommendation

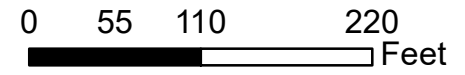
Approval - The second dwelling unit was an addition from decades ago and not a result of the residence being split. The building's height and size are comparable to adjacent houses. The applicant intends to fix up the existing residence, so the rezoning would likely not negatively impact the appearance or character of the neighborhood.

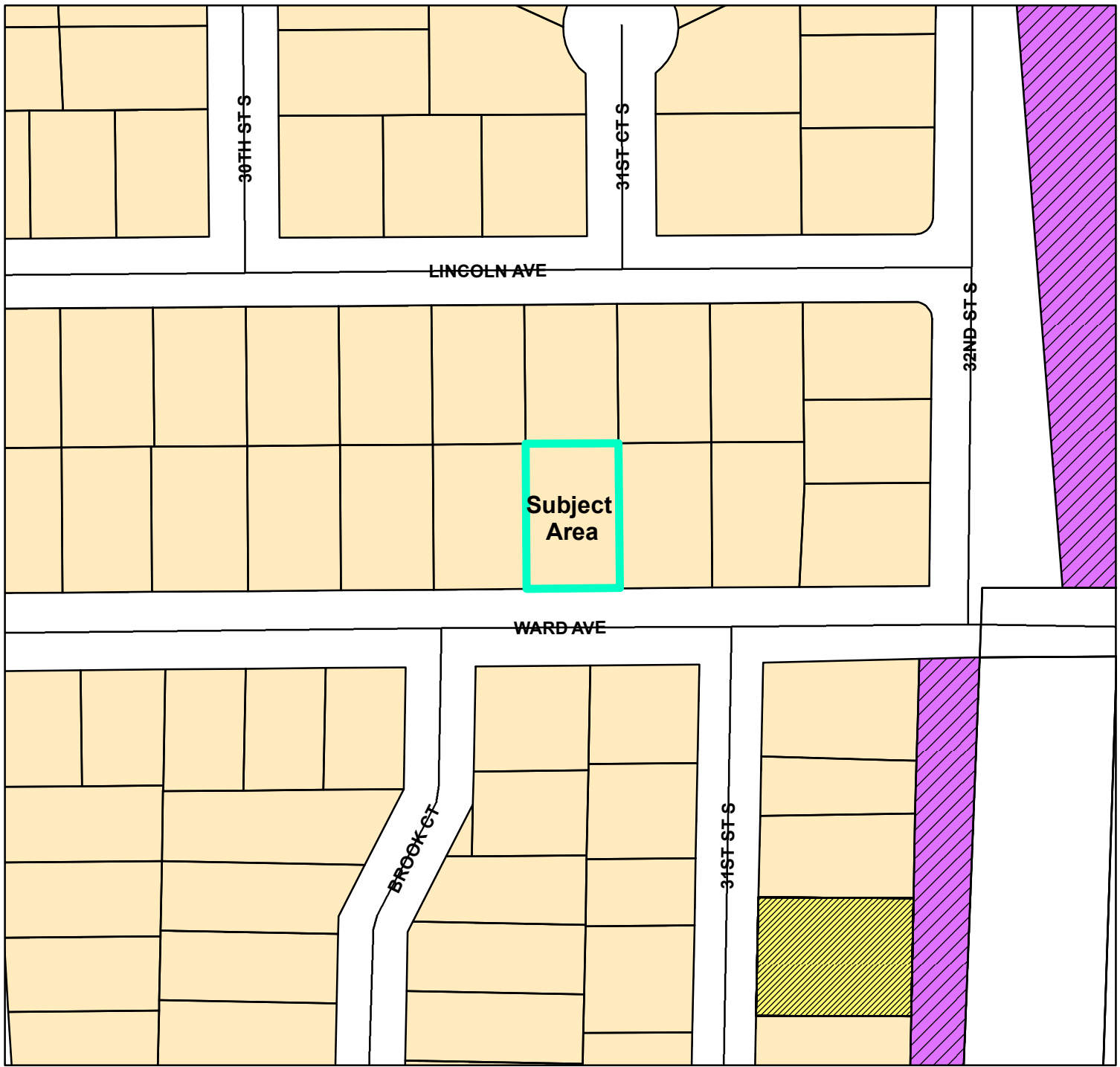
Routing J&A 5.2.2023



BASIC ZONING DISTRICTS

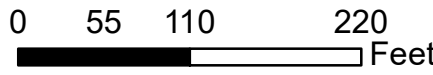
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  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: 23-0489

Agenda Date: 5/1/2023

Version: 1

Status: Agenda Ready

In Control: City Plan Commission

File Type: General Item

Agenda Number:



**Forward La Crosse: Comprehensive Plan Promotion
Campaign Dates: April 22, 2022 - April 23, 2023**

www.forwardlacrosse.org

Overview

Since its kickoff in April 22, 2022 the Comprehensive Plan Promotion (ie. Forward La Crosse) has been actively collecting community feedback from; focus groups, resident panels, online surveys, interviews, and other online and in person engagement opportunities and has seen significant participation in surveys comparable to similar size cities. See previous media on participation [here](#). The following document includes earned media, reach (in person/online), and paid media used in the promotion.

ForwardLacrosse.org

The main website has seen in excess of 8,600 users since the start of the campaign.

E-newsletters

To date, 23 newsletters have been sent to an email list that has been steadily growing throughout the promotion of the Forward La Crosse campaign. Currently there are 5,035 subscribers, composed of local business owners, community organizations and nonprofits, local media and community survey respondents.

Regional Press Releases

Seven regional [press releases](#) have been sent out and contributed to gaining the following earned media attention.



Earned Media

WKBT: News8000.com - [La Crosse to plumb residents' ideas to update 'Confluence' Comprehensive Plan](#)

WIZM 92.3FM 1410AM - [Forward La Crosse: Campaign launches for community feedback](#)

FOX25/48 & WIProud - [City of La Crosse updating its comprehensive plan](#)

La Crosse Tribune - [Community can participate in 'Forward La Crosse' campaign to update city's comprehensive...](#)

Wisconsin Public Radio - [Newsmakers, May 6, 2022](#)

WXOW News 19 - ["Forward La Crosse" looking for community feedback](#)

La Crosse Local Podcast - [270: Tim Acklin | Forward La Crosse](#)

Wispolitics.com - [Forward La Crosse: Partners with La Crosse public library to maximize community feedback](#)

Wispolitics.com - [City of La Crosse: Forward La Crosse public input campaign closing online input Friday July 29, 2022](#)

WKBT: ["Forward La Crosse" committee wants to improve bike and pedestrian safety](#)

WXOW: [City seeks help to shape La Crosse's bike-friendly future](#)

Organizational Inclusion

The Greater La Crosse Area Diversity Council (Blog Post) - [Link](#)

League of Women Voters of the La Crosse Area (FB) - [Link](#)

La Crosse Area Chamber of Commerce - March/April e-news

Downtown Mainstreet, Inc. - e-news

Printed/Screen/Online Locations

La Crosse Library

- Terminal available for public use to complete modules
- Print material available

City of La Crosse Website

- City Plan Page

La Crosse Municipal Transit

- Posters

La Crosse Municipal Airport

- QR code on monitors



Higher Education Promotion

Forward La Crosse information shared through the Viterbo University email system to faculty, staff, and students.

- Posted on the Viterbo interior staff-only board.

The Racquet Press - Banner Ads: 9,597 impressions

La Crosse Area Chamber of Commerce E-newsletter Ads

Ran in four weekly newsletters - 1,600+ business leaders

Radio Advertising

Ad campaign that ran May 2 - May 6

- 21 :30-second commercials 6a-M on WIZM
- 21 :30-second commercials 6a-M on 95.7 The Rock
- 5 :30-second commercial ran BTA with above schedule on WIZM
- 5 :30-second commercial ran BTA with above schedule on Classic Hits
- Plus: VOTE at forwardlacrosse.org to scroll on RDS every time a commercial play
- **Total :30-second commercials = 52**

Note: RDS is Radio Data System and is the text that scrolls on your car's radio display.

Radio ad campaign that ran October 25 - December 31. Classic "Hitsmas" Sponsorship - 94.7

- 1 ad per hour of sponsorship Monday – Friday
- 3 sponsorship mentions each day identifying Forward La Crosse as that hour's music sponsor.

Print Advertising

La Crosse Tribune - Sunday, May 1 and Wednesday, May 4th

- Front of the Hometown section
- High impact strip ad (9.889" w x3" tall)

Social Media Posting

The Forward La Crosse Facebook page reached 46,084 Facebook accounts organically and Instagram reached 7,962 accounts.

- 170 social media posts and six stories were created



Social Media Advertising

161,900+ Impressions were served locally on Facebook and Instagram, resulting in 890+ clicks to the survey.

In-Stream Advertising Pre-Roll

238,500 + Impressions were served locally on Youtube.

Google Ads - Responsive Display Ads

1,000,000 + Impressions were served locally, resulting in 5,680+ clicks to the survey.

In Person Presentations/Discussions

Staff within the City of La Crosse Planning Department met with the following groups to discuss the Comprehensive Plan program and encourage participation. Meetings were announced through Facebook Events and posted on the online calendars of local media outlets (La Crosse Tribune, WKBT, etc), along with newsletter mentions and press releases.

- Hintgen Neighborhood Association
- Bluffside Neighborhood Association
- Downtown Neighborhood Association
- WisCorp EnviroWednesdays
- Washburn Neighborhood Association
- Logan-Northside Neighborhood Association
- Holy Trinity - Longfellow Neighborhood Association
- Grandview - Emerson Neighborhood Association
- Powel, Poage, Hamilton Neighborhood Association
- Weigant - Hogan Neighborhood Association
- North La Crosse Business Association
- Holy Trinity - Longfellow Neighborhood Association
- Public Input Session: Committee For Citizens with Disabilities
- Public Input Session: Southside Neighborhood Center
- Public Input Session: Black River Beach Neighborhood Center