

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Christopher Meyer, 1589 Medary Lane Onalaska WI  
Kathleen Meyer, 1589 Medary Lane Onalaska WI

Owner of site (name and address):

Christopher Meyer

Address of subject premises:

1300 State Road 116

Tax Parcel No.: 17-10491-10

Legal Description: \*See attached

Zoning District Classification: C-2

Proposed Zoning Classification: R-5 Multi family residential

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

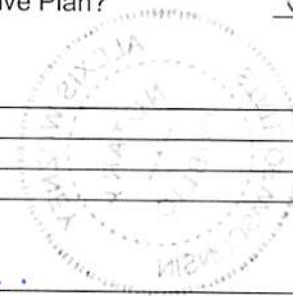
Is the property/structure listed on the local register of historic places?  Yes  No

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:

Vacant land



Property is Proposed to be Used For:

Please see attached letter...

Proposed Rezoning is Necessary Because (Detailed Answer):

Please see attached letter...

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

Please see attached letter...

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

Please see letter

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 21 day of October, 2015.

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.

CITY OF LA CROSSE, WI  
General Billing - 150176 - 2017  
003845-0020 Rachel H... 07/07/2017 10:33AM  
190253 - MEYER, CHRISTOPHER

Payment Amount: 450.00

[Signature]  
(signature)

608-769-0460  
(telephone)

July 7-2017  
(date)

DreamBuildersofWisconsin@MSN.com  
(email)

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

Personally appeared before me this 7 day of July, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Alexis Wozney  
Notary Public Alexis Wozney  
My Commission Expires: 06/14/2020

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

Review was made on the 6<sup>th</sup> day of July, 2017.

Signed: [Signature]  
Director of Planning & Development

City of LaCrosse City Council

July 7, 2017

We are applying to a rezoning of the lot described within the attached Certified Survey Map to a New Zoning of R5 which is consistent with the Future Land Use Map plan that is on file with the City of La Crosse. The Lot that is being divided off is adjacent to the residential Sunset Condominium Development & will compliment the neighborhood. The proposed lot that is being divided off is approximately 18,810 square feet. Each home will have an average of 3,762 square feet which far exceeds the required minimum for the R5 rezoning. The Front Yard setback far exceed the required 20' minimum. The Rear Yard Setbacks far exceed the required 25' minimum. The new Certified Survey Map is part of the existing lot which is 17-10491-10.

The building that is being proposed will have a total of 5 Townhomes within it. Each Townhome will have 2 Bedrooms and 2 1/2 Baths. As required, there will be two parking spots in the tuck-under garages located on the ground level of each Townhome.

The current plan is to have these units as upper end rental properties, however, we will be building them to the current Wisconsin Building Code with 2 hour fire wall separation between each unit so in the future, if the market changes, at the developers option, these homes can be separated into individual units and sold to be owner occupied homes. This project will have a sprinkler system installed as required.

We are preparing to break ground in late September of 2017. We do have a plan submitted to the City for the required design review. We have started the process of getting the City of La Crosse's impute as to if we are going in the correct direction pertaining to our Architectural plans & land use.

I am selling the land to a developer & the new zoning is part of a contingency for the sale of the land. After the zoning change is approved, the new land owner plans on developing the land with the building that is in design review. Thank you very much for your Consideration. We look forward to the Cities Approval of this project so that we can move forward & start construction to have the building closed in prior to Winter.



Christopher Meyer, Current Land Owner

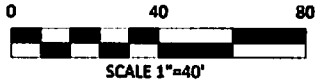
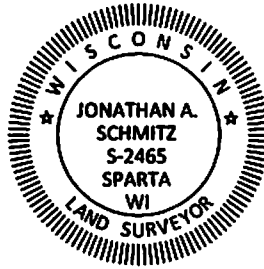
Dream Builders of Wisconsin LLC

Where Your Dreams Come True!

(608)769-0460

**CERTIFIED SURVEY MAP #**

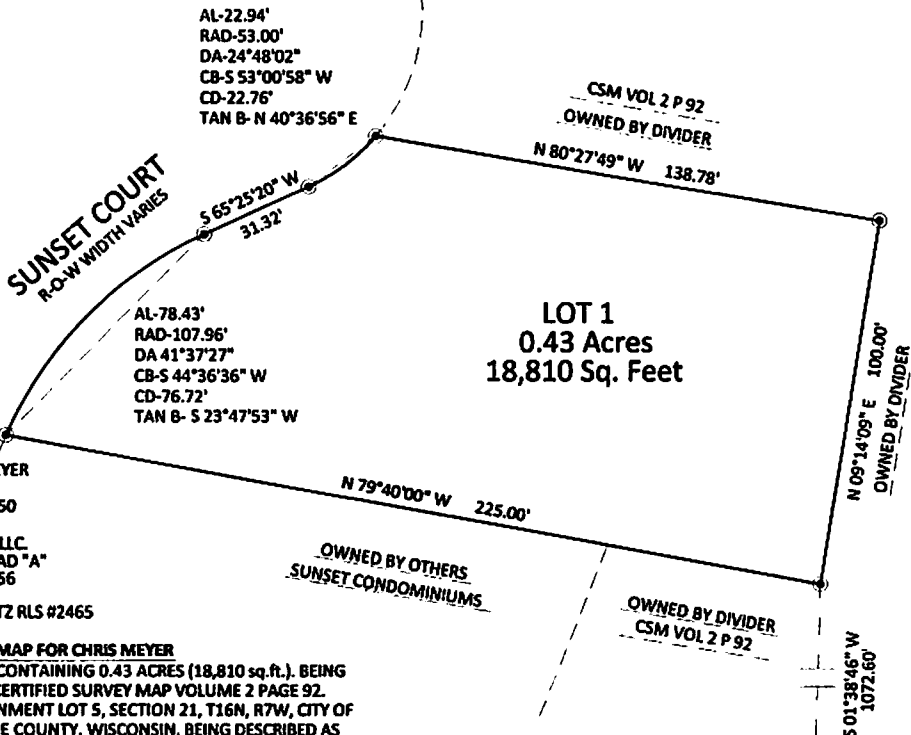
BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 2 PAGE 92. LOCATED IN GOVERNMENT LOT 5, SECTION 21, T16N, R7W, CITY OF LACROSSE, LACROSSE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO CERTIFIED SURVEY MAP VOLUME 2 PAGE 92 WITH THE SOUTH LINE OF GOVERNMENT LOT 5 RECORDED TO BEAR N88°21'14"W

**LEGEND**

- 3/4" X 18" IRON BAR SET WEIGHING 1.50lbs PER LINEAL FOOT
- ⊕ BERNTSEN MONUMENT FOUND



**OWNER**  
CHRISTOPHER J MEYER  
1589 MEDARY LN  
ONALASKA, WI 54650

**SURVEYOR**  
POINT SURVEYING LLC.  
18286 COUNTY ROAD "A"  
NORWALK, WI 54656  
608-487-1029  
JONATHAN SCHMITZ RLS #2465

**CERTIFIED SURVEY MAP FOR CHRIS MEYER**  
A PARCEL OF LAND CONTAINING 0.43 ACRES (18,810 sq.ft.). BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP VOLUME 2 PAGE 92. LOCATED IN GOVERNMENT LOT 5, SECTION 21, T16N, R7W, CITY OF LACROSSE, LACROSSE COUNTY, WISCONSIN. BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 21; THENCE N 88°21'14" W ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 5 A DISTANCE OF 752.36'; THENCE N 01°38'46" E A DISTANCE OF 1072.60' TO THE POINT OF BEGINNING; THENCE N 79°40'00" W A DISTANCE OF 225.00' TO A POINT ON THE EAST LINE OF SUNSET COURT AND THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 78.43, SAID CURVE HAVING A RADIUS OF 107.96', A DELTA ANGLE OF 41°37'27", A CHORD BEARING OF N 44°36'36" E AND A CHORD DISTANCE OF 76.72'; THENCE N 65°25'20" E ALONG SAID EAST LINE A DISTANCE OF 31.32' TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 22.94', SAID CURVE HAVING A RADIUS OF 53.00', A DELTA ANGLE OF 24°48'02" A CHORD BEARING OF N 53°00'58" E AND A CHORD DISTANCE OF 22.76'; THENCE S 80°27'49" E A DISTANCE OF 138.78'; THENCE S 09°14'09" W A DISTANCE OF 100.00' TO THE POINT OF BEGINNING AND THERE TERMINATING. SUBJECT TO RESTRICTIONS, COVENANTS, RIGHTS OF WAY OF RECORD AND EASEMENT.

THAT I HAVE COMPLIED WITH THE CITY OF LACROSSE SUBDIVISION ORDINANCES AND THE CURRENT PROVISIONS OF CHAPTER 236.34 OF THE REVISED WISCONSIN STATUTES ON SURVEYING AND MAPPING SAME. THAT THIS CERTIFIED SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND MAPPED.  
CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

JONATHAN A SCHMITZ  
PROFESSIONAL LAND SURVEYOR #2465

PLANNING COMMISSION RESOLUTION  
RESOLVED, THAT THIS CERTIFIED SURVEY MAP AS SHOWN IN THE CITY OF LACROSSE IS HEREBY APPROVED BY THE THE CITY OF LACROSSE PLANNING COMMISSION.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY OF LACROSSE PLANNING COMMISSION.

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_