

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

City of La Crosse Parks Recreation and Forestry
400 La Crosse St.
La Crosse WI 54601

Owner of site (name and address):

City of La Crosse Parks Recreation and Forestry
400 La Crosse St.
La Crosse WI 54601

Address of subject premises:

520 Veterans Memorial Dr. E.
La Crosse WI 54601

Tax Parcel No.: 17-20253-20

Legal Description: See attached



Zoning District Classification: PS - Public and Semi Public

Proposed Zoning Classification: C2-Commercial

- 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

Property is Proposed to be Used For:
Commercial Purposes

Proposed Rezoning is Necessary Because (Detailed Answer):

The current zoning does not allow for certain activities within the building that limit the potential uses.

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

This building is a standalone building within Riverside Park that the rezoning should not affect any of the neighboring residential or commercial buildings.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
The refurbishing and rezoning of this building is a part of the City of La Crosse Parks, Recreation, and Forestry long term plans for the rehab and reuse of some of our park facilities.

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 1 _____ day of July _____, 2021.

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)

608-789-7559 _____ 7/1/2021
(telephone) (date)

flottmeyerj@cityoflacrosse.org
(email)

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

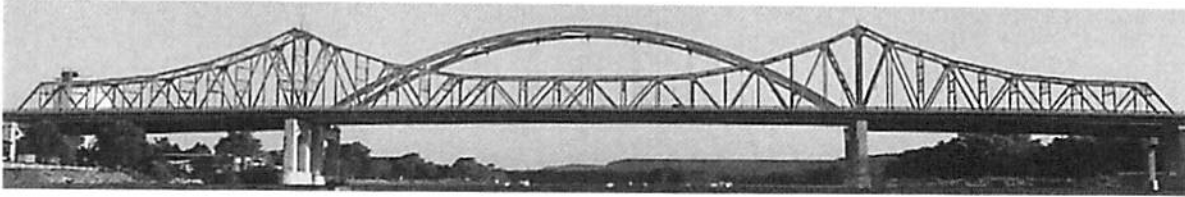
Personally appeared before me this _____ day of _____, 20____, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires: _____

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

Review was made on the _____ day of _____, 20____.

Signed: _____
Director of Planning & Development



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

300 FRONT ST S LA CROSSE

Print View

Parcel: 17-20253-20 Internal ID: 73504
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-20253-20
 Internal ID: 73504
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 19.520
 Township: 16
 Range: 07
 Section: 31

- Parcel
- Taxes
- Outstanding Taxes
- Assessments
- Deeds
- Permits
- History

Legal Description:

TOWN OF LA CROSSE LOTS 6, 7, 8 & 9 & 10 BLOCK 3 LYG W OF RELOCATED FRONT ST & N1/2 PRT OF VAC MT VERNON ST S & ADJ TO & PRT VAC PEARL ST ADJ ON N LOT 10 & RIVER ADDITION THAT PRT BLOCKS 6 & 7 & VAC PINE ST & N 42FT OF VAC VINE ST LYG BETWEEN E LN RIVER-SIDE PARK & W OF A LN DESC AS BEG AT A PT 186FT NWLY OF SE COR BLK 3 RIVER ADDN N11D29M40SW & CERTIFIED SURVEY MAP NO. 122 VOL 8 LOT 2 DOC NO. 1218054 & CERTIFIED SURVEY MAP NO. 109 VOL 2 DOC NO. 938596 PRT LOT 2 COM NE COR LOT 2 S21D6M50SE 78.74FT ALG CURV S20D23M8SE 20.16FT TO POB ALG CURV S17D52M22SE 60.32FT S78D5M18SW 117.65FT TO WLY LN LOT 2 N9D4M30SW 60.06FT N78D5M18SE 108.41FT TO POB & PRT GOVERNMENT LOTS 2 & 3 BEG NE COR RIVERSIDE PARK S12D49ME 250FT ALG E LN PARK W 47FT TO E LN DRIVE NWLY ALG CURVE 254.2FT N0D11MW 112.6FT TO S LN LACROSSE RIVER N68D53ME 215FT TO POB & BEG NE COR RIVERSIDE PARK S12D49ME 420FT N60D47ME 43FT N5D43M43SE 104.69FT N17D18M45SE 114.12FT N35D58M25SE 147.92FT N45D40M32SE 73.78FT N48D30M30SE 64.01FT N11D29M40SW 140.63FT TO S LN LACROSSE RIVER S60D47MW 370FT TO POB & THAT PRT OF FRAC LOTS 2, 3 & 4 LYG S OF LAX RIVER AS NOW LOCATED & WLY OF LN DESC AS FOLL COM AT PT ON N LN MT VERNON ST EXTD WITH C/L OF CM&STP RR TRACK NLY P/W & 6FT W FROM C/L OF TRACK TO S LN STATE ST EXTD ELY ALG S LN STATE ST TO C/L FRONT ST 168FT NLY ALG C/L FRONT ST TO S LN VINE ST WLY ALG S LN VINE ST EXTD 186FT FROM C/L FRONT ST NLY TO LAX RIVER WHERE LN INTER RIVER 493FT WLY FROM C/L OF MAIN RR TRACK WHERE SAME CROSSES LAX RIVER EX RIGHTS & PRIVIL RR OF MAINT & OPERAT RR TRACK FROM S LN STATE ST TO S LN VINE ST EXTD & EX PRT DEEDED TO US GOVT FOR FISHERIES STATION & EX CSM NO. 124 VOL 8 SUBJ TO ESMT IN V1141 P216 & SUBJ TO UTIL ESMT IN DOC NO. 1363947 & SUBJ TO AGREE IN DOC NO. 1596228

Property Addresses:

Street Address	City(Postal)
300 FRONT ST S	LA CROSSE
1 STATE ST	LA CROSSE
503 FRONT ST N	LA CROSSE
1 STATE ST	LA CROSSE
410 VETERANS MEMORIAL DR	LA CROSSE
201 FRONT ST N	LA CROSSE
220 VETERANS MEMORIAL DR E	LA CROSSE
520 VETERANS MEMORIAL DR E	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
CITY OF LACROSSE	Owner	400 LA CROSSE ST	LA CROSSE	WI	54601

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2049	LA CROSSE SCHOOL	Y
2	Book 2	N
CDZ	Community Development Zone	N
DBS	DOWNTOWN BUSINESS STUDY	N
0037	LA CROSSE TIF 17	N

Additional Information

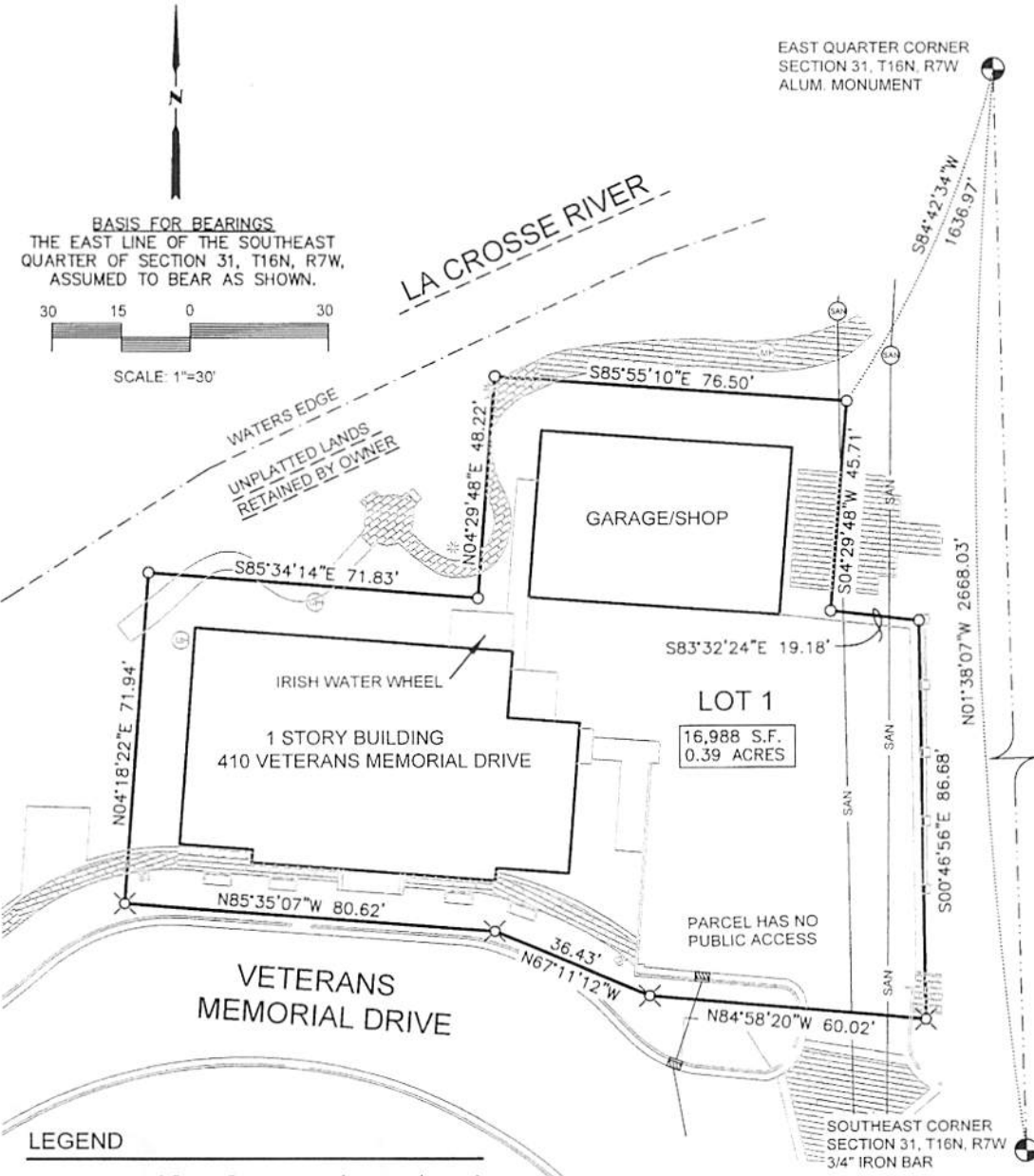
<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 6
2012 + VOTING WARDS	2012+ Ward 7
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	VACANT LOT

Lottery Tax Information ⓘ

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

CERTIFIED SURVEY MAP NO.

PART OF GOVERNMENT LOT 3 IN SECTION 31,
TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF
LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



- LEGEND**
- SET 3/4" x 18" IRON BAR (1.5 LBS/LIN FT)
 - ⊗ SET 3/8" DRILL HOLE
 - FOUND IRON PIPE
 - () RECORDED AS BEARINGS AND/OR DISTANCES

OWNER
CITY OF LA CROSSE
400 LA CROSSE STREET
LA CROSSE, WI. 54601

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING . LANDSCAPE ARCHITECTURE . SURVEYING
632 COPELAND AVENUE . LA CROSSE, WI 54603
Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

CERTIFIED SURVEY MAP NO.

**PART OF GOVERNMENT LOT 3 IN SECTION 31, TOWNSHIP 16 NORTH,
RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.**

DESCRIPTION

PART OF GOVERNMENT LOT 3 IN SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31, THENCE S84°42'34"W 1636.97 FEET TO THE POINT OF BEGINNING; THENCE S04°29'48"W 45.71 FEET; THENCE S83°32'24"E 19.18 FEET; THENCE S00°46'56"E 86.68 FEET; N84°58'20"W 60.02 FEET; THENCE N67°11'12"W 36.43 FEET; THENCE N85°35'07"W 80.62 FEET, THENCE N04°18'22"E 71.94 FEET; THENCE S85°34'14"E 71.83 FEET; THENCE N04°29'48"E 48.22 FEET; THENCE S85°55'10"E 76.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.39 ACRES, AND IS SUBJECT TO ALL EASEMENT OR RESTRICTIONS, IMPLIED OR RECORDED.

CITY OF LA CROSSE APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF LA CROSSE.

_____ SIGNED THIS _____ DAY OF _____ 20____

SURVEYOR'S CERTIFICATE

I, DAVID W. GORMAN, PROFESSIONAL LAND SURVEYOR #2974, HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF, MADE UNDER THE DIRECTION OF THE CITY OF LA CROSSE, OWNER, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF LA CROSSE SUBDIVISION CONTROL ORDINANCE IN SURVEYING, DIVIDING AND MAPPING THE ABOVE DESCRIBED PARCEL.

DAVID W. GORMAN
PARAGON ASSOCIATES

PLS #2974

 **PARAGON
ASSOCIATES**
Environmental Design & Consulting
CIVIL ENGINEERING . LANDSCAPE ARCHITECTURE . SURVEYING
632 COPELAND AVENUE . LA CROSSE, WI 54603
Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz