

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

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

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

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

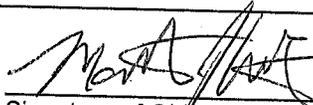
I/We object for the following reason(s): _____
See attached

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

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

_____ ft. frontage on _____ Street

_____ ft. frontage on _____ Street


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

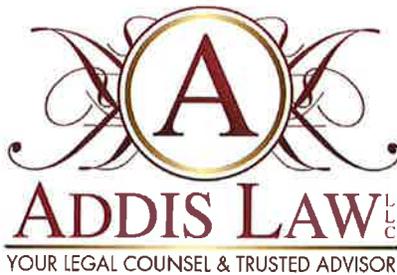
Signature of Objector _____ printed name _____

920 10th Ave N.
Onalaska WI 54650

Address _____

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

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



January 30, 2022

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

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

To whom it may concern,

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

Background:

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

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

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

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

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

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

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

1. Property Ownership:

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

2. Not enough detail:

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

3. Outdoor Storage of RV's:

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

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

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

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

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

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Phillip James Addis". The signature is fluid and cursive, with the first name "Phillip" being the most prominent.

Phillip James Addis
On Behalf of Water Place One, LLC

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

CERTIFIED SURVEY MAP

FOR
WATER PLACE ONE, LLC

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

POINT OF BEGINNING OF
BULKHEAD LINE
PER ORDINANCE #2180,
DOCUMENT NO. B14409

P.O.C.
NW COR.
SEC. 13-104-4
CAST ALUM. MON. FOUND

W. CHANNEL OF THE
MISSISSIPPI RIVER

S58°53'28"E 252.74'

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



PROPOSED PUBLIC WATERMAIN EASEMENT
PER SEPARATE DOCUMENT

L=628.62'
R=1173.24'
CB=S31°53'27"E
CH=621.13'
Δ=030°41'57"

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

PROPOSED PUBLIC
WATERMAIN EASEMENT
PER SEPARATE
DOCUMENT

SERVICE ROAD VACATED PER
DOC. NO. 1683205

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

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

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

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

LEGEND

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

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

WATER'S EDGE
(TYP)

N11°48'36"W 117.25'

BULKHEAD LINE
PER ORDINANCE #2180,
DOCUMENT NO. B14409

S86°07'26"W 12.42'

HOESCHLER'S PARK
PLAZA ADDITION

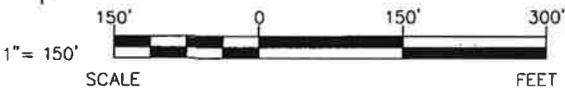
S73°22'16"W 478.54'

35' DEDICATED TO THE PUBLIC FOR
UTILITIES PER PLAT OF HOESCHLER'S
PARK PLAZA ADDITION

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

SHEET 1 OF 4 SHEETS

Ver. 17 Pg. 14



Always a Better Plan

EXCEL
ENGINEERING, INC.
SURVEYING GROUP

PROJECT NO. 1608430

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

CERTIFIED SURVEY MAP

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

SURVEYOR'S CERTIFICATE

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

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

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

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

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

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

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



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

Project Number: 1608430

Var. 17 Pg. 14A

CERTIFIED SURVEY MAP

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

OWNER'S CERTIFICATE, LLC

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

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

- 1. City of La Crosse

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

IN PRESENCE OF:

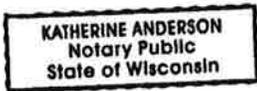
Water Place One, LLC

[Signature]
Witness

Phillip James Addis
Phillip James Addis agent

STATE OF WISCONSIN)
LA CROSSE COUNTY)SS

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



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



108.17 sq. 14B

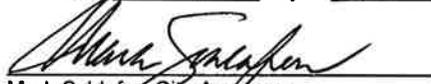
CERTIFIED SURVEY MAP

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

CITY ASSESSOR RESOLUTION

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

Dated this 14TH day of OCTOBER, 2016.


Mark Schlafer, City Assessor

FIRE PREVENTION AND BUILDING SAFETY RESOLUTION

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

Dated this 14TH day of October, 2016.


David Reinhart, Chief Inspector

COMMON COUNCIL RESOLUTION

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

Dated this _____ day of _____, 2016.

Tim Kabat, Mayor

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

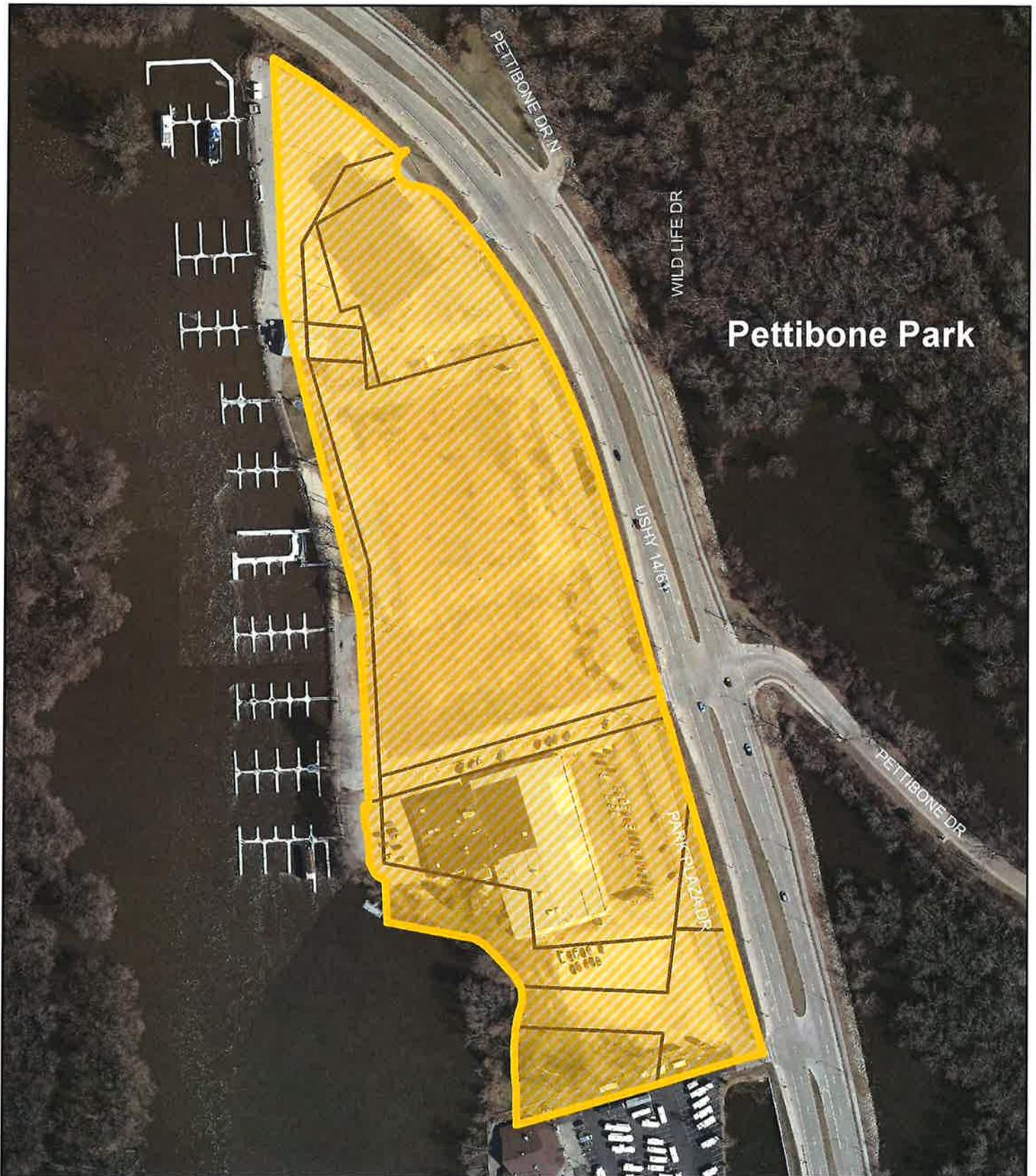
Dated this _____ day of _____, 2016.

Teri Lehrke, City Clerk

168.17 B.14C

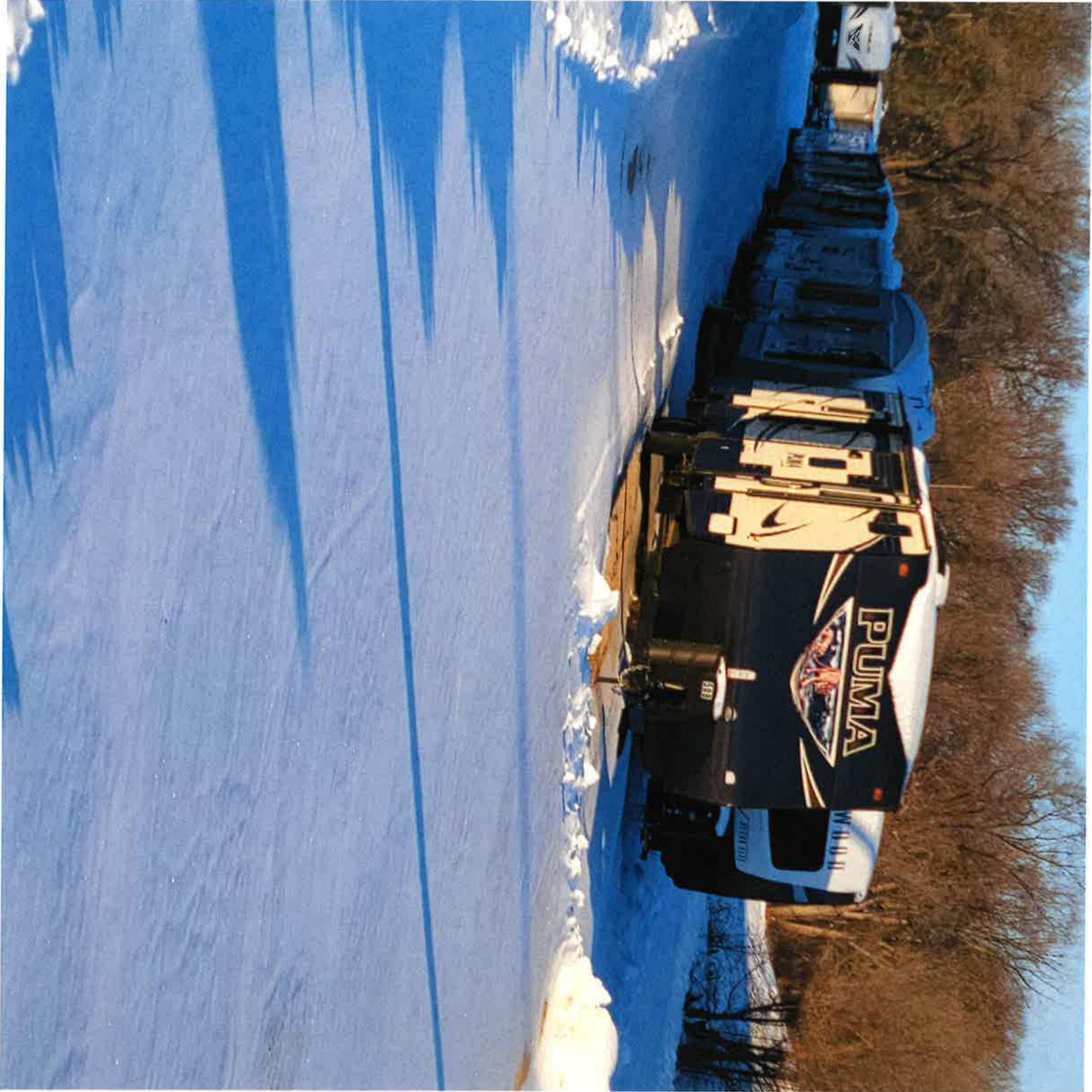


Tax Incremental District No. 10 - La Crosse, Wisconsin



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





Legal Descriptions and Tax Parcel Numbers:

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

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

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

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

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

Basis for Objection:

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

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

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

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

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

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