26-0619

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Eagle Bay Properties, LLC 1525 Torrey View Drive Sparta, WI

Owner of site (name and address):

Eagle Bay Properties, LLC 1525 Torrey View Drive Sparta, WI

Address of subject premises:

2330 Rose St La Crosse, WI

Tax Parcel No.: 17-10263-070

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

see attached

PDD/TND: X General ____ Specific ____ General & Specific

Zoning District Classification: C-2 COMMERCIAL

Proposed Zoning Classification: PDD - GENERAL

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

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

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

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

Property is Presently Used For:

Commercial retail space

Property is Proposed to be Used For:

Mixed-Use, Residential (multi-family) and Commercial

Proposed Rezoning is Necessary Because (Detailed Answer):

Residential is not permitted in C2-Commercial

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

Rezoning will allow for the redevelopment of the blighted Bridgeview Plaza site.

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

Rezoning will allow redevelopment of the site into high quality "Workforce Housing" and commercial improvements.

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 11th ***day of*** September, 2020.

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

(signature)

(telephone) 5/22/2026 (date)

jake.buswell@allamericandebtcenter.com
(email)

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. ***(Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)***

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

Review was made on the 9th day of JUNE, 2026.

Signed: Deputy Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Jacob Buswell, being duly sworn states:

1. That the undersigned is an adult resident of the City of Tomah, State of Wisconsin.

2. That the undersigned is (one of the) legal owner(s) of the property located at 2330 Rose St. LaCrosse WI

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 27 day of May, 2026

Lora Herold
Notary Public
My Commission expires 02/05/2030

LORA HEROLD
Notary Public
State of Wisconsin

LORA HEROLD
Notary Public
State of Wisconsin

Legal Description

Part of Government Lots 1 and 2 of Section 17, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Northeast corner of said Government Lot 1; thence South 89° 34' West along the North line thereof 379.25 feet to the Southerly right of way line of West George Street and the point of beginning of this description: Thence South 54° 26' East along said Southerly right of way line 73.07 feet; thence South 00° 13' East 517.20 feet to the Westerly right of way line of the abandoned C.M. St. P. & P. Railroad; thence South 31° 58' West along said Westerly right of way line 437.50 feet to the North line of the Badger Playfield; thence South 89° 12' 30" West along said North line, 221.05 feet; thence South 00° 28' 30" East, along the West line of said Badger Playfield 323.08 feet to the North right of way line of Palace Street; thence South 89° 30' 30" West along said North right of way line 410.46 feet; thence North 00° 29' 30" West 196.04 feet; thence South 89° 30' 30" West 150.00 feet to the Easterly right of way line of USH 53; thence North 35° 34' East along said Easterly right of way line 1,220.32 feet; thence South 54° 26' East 126.36 feet; thence North 35° 34' East 200.00 feet to the Southerly right of way line of West George Street; thence South 54° 26' East along said Southerly right of way line 26.93 feet to the point of beginning,

EXCEPT

All of Certified Survey Map filed on February 7, 2022 in Volume 19 of Certified Survey Maps, page 136, as Document No. 1789014, being located in part of Government Lot 1 and part of Government Lot 2 of Section 17, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

EXCEPT

Lands taken for Right-of-Way purposes (McDonald's Place) in Transportation Project Plat Project No. 1071-06-23, filed on June 15, 2016 in TPP Cabinet, Page 75A, as Document No. 1676588.

The above described lands are subject to all covenants, restrictions and easements, implied or recorded.