



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Monday, October 3, 2022

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 clicking this link (or typing the URL in your web browser address bar): <https://stream.lifesizecloud.com/extension/4796124/c7d43560-fea7-4613-9625-63af875bee87>

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 August 29, 2022 meeting.

Agenda Items:

- 1 [22-1126](#) Application of Mayo Clinic Health System for a Conditional Use Permit at 630 10th Street S. allowing for demolition of structure for creation of green space and extension of adjacent parking lot.
Attachments: [Application](#)
[Notice of Hearing](#)
[200-foot Buffer List](#)
[Buffer Map](#)
[CPC Staff Report 10.3.22: 22-1126 LK](#)
[Affidavit of Publication - Hearing Notice](#)

- 2 [22-1140](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Public and Semi-Public District allowing for site repairs and improvements at 600 Losey Blvd. N.
Attachments: [Ordinance](#)
[Rezoning Petition](#)
[Cover Letter - 9.2.2000](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[CPC Staff Report 10.3.22: 22-1140 TA](#)

[Affidavit of Publication - Hearing Notice](#)

- 3 [22-1160](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Multiple Dwelling District allowing for the creation of affordable housing units at 811 Monitor St.

Attachments: [Ordinance](#)

[Cover Letter](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Undeliverable Notice - Resent 9.19.22](#)

[Elevation Certificate](#)

[Letter of Map Revision \(LOM-R\)](#)

[CPC Staff Report 10.3.22: 22-1160 TA](#)

[Affidavit of Publication - Hearing Notice](#)

[Objection - Bruha - 9.29.2022](#)

[Legal Objector Map](#)

[Objection Table - 9.29.2022](#)

- 4 [22-1178](#) Resolution approving sale of surplus property and allocation of funds related to certain charges on real estate at 717 Wall Street.

Attachments: [Resolution](#)

[Vacant Land Offer to Purchase signed](#)

[717 Wall St outstanding taxes](#)

[CPC Staff Report 10.3.22: 22-1178 AT](#)

- 5 [22-1231](#) Public Hearing regarding proposed amendment of the Project Plan of Tax Incremental District No. 18.

Attachments: [Public Hearing Notice, published September 26, 2022](#)

- 6 [22-1232](#) Resolution Approving an Amendment to the Project Plan for Tax Incremental District No. 18.

Attachments: [Resolution](#)

[Project Plan TID 18 2022 Plan Amendment Draft v1](#)

[CPC STAFF REPORT 10.3.22: 22-1232 JE.pdf](#)

7. [22-1250](#) Update on the Comprehensive Plan process and discussion on the Future Land Use Element.

Attachments: [Future Land Use NDC Presentation](#)
[Proposed Categories and NDC overlap](#)

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, Nabamita Dutta, & Scott Neumeister.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1126

Agenda Date: 10/4/2022

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Application

Agenda Number: 1

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Mayo Clinic Health System - Franciscan Medical Center Inc. (Franciscan Skemp Medical Center Inc.)
700 West Avenue, La Crosse, WI 54601

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

Architect (name and address), if applicable:

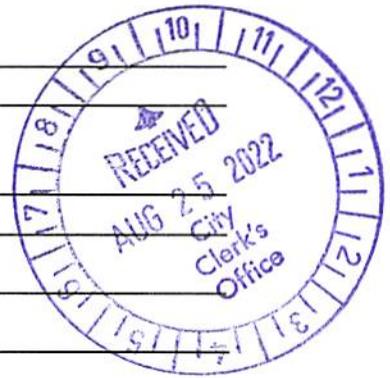
HSR Associates
100 Milwaukee Street, La Crosse, WI 54603

Professional Engineer (name and address), if applicable:

Paragon Associates
632 Copeland Avenue, La Crosse, WI 54603

Contractor (name and address), if applicable:

Fowler & Hammer
313 Monitor Street, La Crosse, WI 54603



Address(es) of subject parcel(s): 630 10th Street South

Tax Parcel Number(s): 17-30056-80

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

Lot 1, Except the North 6 feet thereof, in Block 3 of Esperson's & Burns Addition to La Crosse. The East 50 feet of Lot 2 in Block 3 of Esperson's & Burns' Addition to La Crosse, Subject to an agreement as to an alley over the North 6 feet thereof as set forth in Vol. 43 of Deeds, Page 456, La Crosse County, Wisconsin

Zoning District Classification: Public and Semi-Public -PS

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-353

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: The site is composed of a 12,689 SF one-story brick building, with partial basement, built in 1953 and an addition constructed in 1978. There is a small amount of parking, lawn and landscaping. The building is currently unused and vacant.

Description of PROPOSED site and operation/use (detailed plan of the proposed site):

The proposed site will have the building demolished and continue the existing parking lot from the north. There will be landscaped buffers and island, as well as a raingarden to treat stormwater.

Type of Structure proposed: No new building is proposed.

Number of current employees, if applicable: 0

Number of proposed employees, if applicable: 0

Number of current off-street parking spaces: 3

Number of proposed off-street parking spaces: 27

*** 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: X

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.

Wayne Duren 7/26/2022
(signature) (date)
608-392-4943 duren.wayne@mayo.edu
(telephone) (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: _____

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 2nd day of September, 2022.

Signed: [Signature]
Director of Planning & Development

City of La Crosse
400 La Crosse Street
La Crosse WI 54601

Date: August 17, 2022

RE: Conditional Use Permit
Applications

Dear Sir or Madam,

Please find attached, the Conditional Use Permit Application, Site Plan and Landscape Plan for 630 10th Street South.

Mayo Clinic Health System is requesting the CUP to demolish the 630 10th Street property and enhance campus green space and the surface parking lot as part of ongoing efforts to create a vibrant medical campus and surrounding neighborhood that are a great place to live and work.

The project will include sustainability enhancements such as five EV vehicle charging stations, a rain garden to manage storm water, and a Drift Bicycle station.

The lot will also serve as a community gathering space with food trucks during the summer and a public art display on the east façade of the parking garage.

Mayo Clinic Health System is currently participating in a Community Engagement project to gather input from our neighbors on how the medical campus and surrounding area could develop over time. The desires of the community will inform future development of the lot.

Construction of the new hospital removed 236 parking stalls from the campus. Current parking data indicates we have sufficient parking stalls available during the work week, but we have concerns that as we move into fall the availability might be challenged with the end of summer staff vacation time.

The proposed project will add approximately 30 stalls which supports our commitment to keeping staff parking from overflowing onto the neighborhood streets. In addition, locating parking on the interior of the campus allows greater flexibility and opportunity for more desirable development along the edges of the campus.

Additional factors supporting demolition of the building are:

- The current building does not align with the future space needs of the organization. It currently is a small business occupancy historically used for a small clinical practice. We do not have a need for this type of structure.
- The HVAC system has failed and would require extensive renovation and significant investment to align with Mayo Clinic standards.
- The electrical service was accidentally cut by an external fiber contractor. The contractor did offer a repair, but Mayo Clinic Health System does not have a use for this structure.

- The building also presents a physical barrier for planned security improvements to our existing parking structure.

Construction is planned for this site, starting September 9th with a proposed completion date of Spring of 2023. Plans for construction include removal of the existing one-story brick building, completion of a green space at the Northwest corner of 10th and Market, and the extension of the existing parking lot to the north of the site. The new portion of the parking lot on this parcel will have curb and gutter, stormwater treatment, and landscaping.

If you should have any questions, please feel free to reach me at 608-386-4245.

Sincerely,



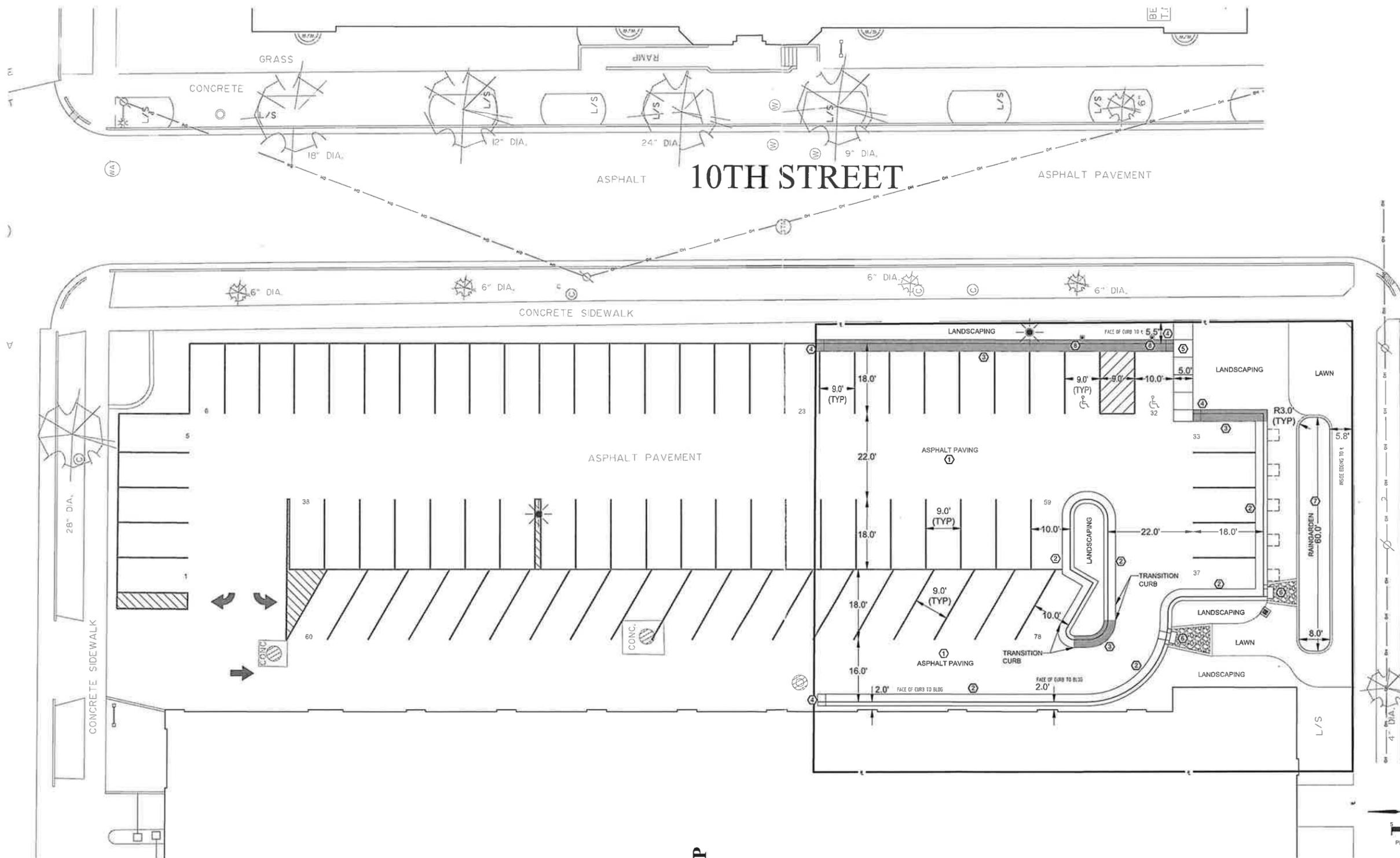
Wayne Duren

SITE NOTES

- The location of existing utilities, both underground and overhead are approximate only and have not been independently verified by the owner or its representatives. The contractor shall be responsible for determining the exact location of all existing utilities, whether shown on these plans or not, before commencing work, and shall be fully responsible for any and all damages which might be caused by the contractor's failure to exactly locate and preserve any and all utilities. CALL DIGGERS HOTLINE (800) 242-8511
- The underground locations of the Public Utilities were marked by representatives of those companies. The locations of the privately owned underground utilities were not marked.
- There may be more underground utility installations within the project area that are not shown.
- It shall be the contractor's responsibility to arrange for any necessary inspections by local government that may be required.
- Any and all parties utilizing vertical datum shall always check into at least two (2) benchmarks to avoid mistakes due to hydrant adjustments or transcriptional errors, failure to do so will be considered tantamount to gross negligence and subject the offending party to any damages resulting therefrom.
- All dimensions are to finished surface unless otherwise noted.
- Public sidewalk does not align with property lines. Dimensions are to property lines unless otherwise noted.

NOTES

- ① SEE DETAIL (A) FOR ASPHALT PAVEMENT SECTION
- ② SEE DETAIL (B) FOR 36" CURB AND GUTTER SECTION
- ③ SEE DETAIL (C) FOR 36" CURB AND GUTTER SECTION - REVERSE SLOPE
- ④ SEE DETAIL (D) FOR END SECTION CURB AND GUTTER
- ⑤ SEE DETAIL (E) FOR CONCRETE PAVING AND JOINTING
- ⑥ SEE DETAILS (F) AND (G) FOR CURB CUT AND SPLASH PAD
- ⑦ SEE DETAIL (H) FOR BIOFILTER
- ⑧ SEE DETAIL (I) FOR DISABLED PARKING BOLLARD



HSR ASSOCIATES INC.
100 MILWAUKEE STREET
LA CROSSE, WISCONSIN
PHONE: 608.784.1830
FAX: 608.782.5844
www.hsrassociates.com

Consultant:



PARAGON ASSOCIATES
Environmental Design & Consulting
2121 COMMERCE AVENUE, LA CROSSE, WISCONSIN 54601
PHONE: 608.782.5844 FAX: 608.782.5844

**MAYO CLINIC HEALTH SYSTEM
OLD OCCUPATIONAL HEALTH BUILDING DEMOLITION &
PARKING IMPROVEMENTS**

Project Title: MAYO CLINIC HEALTH SYSTEM
HSR Project Number: 22053
Project Date: 7/22/2022
Drawn by: C.G.

Key Plan:

Revision No.	Description	Date

Graphic Scale: 1" = 10'
Last Update: 07/22/22

C100

**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 **Mayo Clinic Health System for the issuance of a Conditional Use Permit under Sec. 115-353** of the Municipal Code of Ordinances of the City of La Crosse **allowing demolition of structure for creation of green space and extension of adjacent parking lot.**

Said property is generally located at **630 10th Street S.** and is further described as follows:

*Tax Parcel 17-30056-80
ESPERSON & BURNS ADDITION LOT 1 & E 50FT LOT 2 BLOCK 3 LOT SZ:
106.95 X 139 (FAMILY HEALTH CENTER)*

The City Plan Commission will meet to consider such application on **Monday, October 3, 2022 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, October 4, 2022 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, October 13, 2022 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 8:00 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 22-1126).

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

Dated this 2nd day of September, 2022.

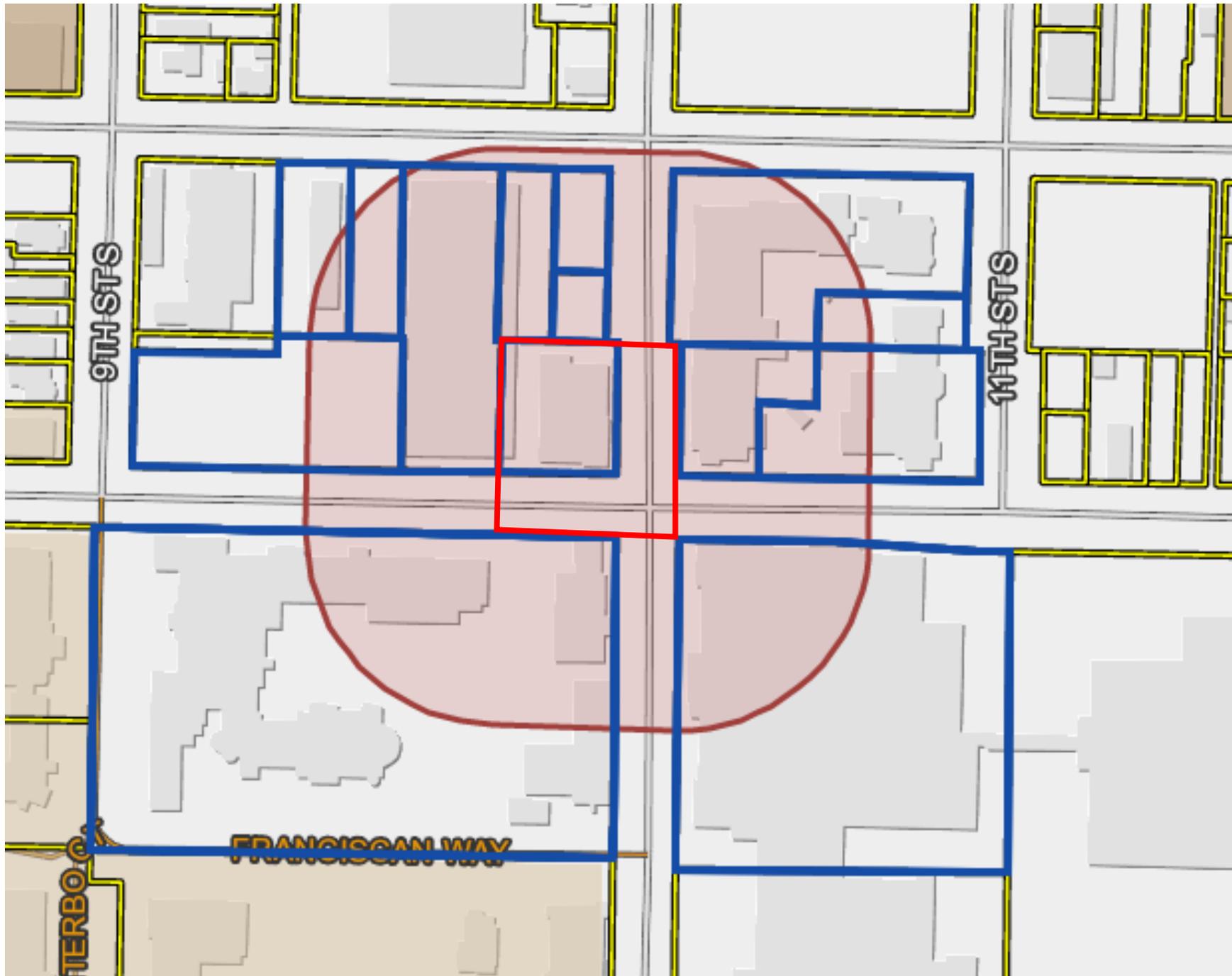
Nikki M. Elsen, City Clerk
City of La Crosse

Publish: September 13 and 20, 2022
One (1) Affidavit

Tax Parcel Number	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-30055-70	FRANCISCAN SKEMP MEDICAL CENTER INC	613 10TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30055-75	FRANCISCAN SKEMP MEDICAL CENTER INC	608 11TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30055-80	FRANCISCAN SKEMP MEDICAL CENTER INC	916 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
17-30055-90	FRANCISCAN SKEMP MEDICAL CENTER INC	922 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
17-30055-120	FRANCISCAN SKEMP MEDICAL CENTER INC	940 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
17-30055-130	FRANCISCAN SKEMP MEDICAL CENTER INC	946 FERRY ST	700 WEST AVE S	LA CROSSE WI 54601
17-30055-140	FRANCISCAN SKEMP MEDICAL CENTER INC	610 10TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30056-70	FRANCISCAN SKEMP MEDICAL CENTER INC	615 10TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30056-75	FRANCISCAN SKEMP MEDICAL CENTER INC	608 & 620 11TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30056-80	FRANCISCAN SKEMP MEDICAL CENTER INC	630 10TH ST S	700 WEST AVE S	LA CROSSE WI 54601
17-30057-50	FRANCISCAN SKEMP MEDICAL CENTER INC	700 WEST AVE S	700 WEST AVE S	LA CROSSE WI 54601
17-30056-90	FRANCISCAN SKEMP MEDICAL CENTER INC	937 MARKET ST	700 WEST AVE S	LA CROSSE WI 54601
		912 & 920 MARKET ST		
		701 & 901 FRANCISCAN WAY		
17-30057-40	ST ROSE DEVITERBOS CONVENT	700 & 718 10TH ST S	912 MARKET ST	LA CROSSE WI 54601
17-30056-111	FRANCISCAN SISTERS OF PERPETUAL ADORATION INC	929 MARKET ST	912 MARKET ST	LA CROSSE WI 54601

Properties within 200 feet of 630 10th St S

Applicant:	WAYNE DURAN		
	MAYO CLINIC HEALTH SYSTEM	700 WEST AVE S	LA CROSSE WI 54601



Agenda Item 22-1126 (Lewis Kuhlman)

Application of Mayo Clinic Health System for a Conditional Use Permit at 630 10th Street S. allowing for demolition of structure for creation of green space and extension of adjacent parking lot.

General Location

Council district 8, Washburn Neighborhood; on the north side of Market Street, two blocks west of West Avenue as depicted in Map 22-1126. The parcel overlaps a parking garage to the west, and surface parking lot to the north belonging to the same property owner. It is across the street from a convent building to the south, an office building to the east, and a hospital to the southeast.

Background Information

This 14,850 ft² parcel is zoned for public and semipublic land uses. The applicant wants to demolish the 12,700 ft² vacant building for thirty additional employee parking spaces with landscaping and a raingarden along Market St. The one-story building was built in 1953, added onto in 1978, and originally used for a small clinical practice. While the building was used for COVID testing, it does not align with the health system's future space needs. The plan for the parking lot includes five electric vehicle chargers, a bikeshare rack, and security improvements for the parking ramp. The use of the lot could include parking for food trucks and a public art display. The health system is engaging the community about the development of the campus, including this parcel.

Recommendation of Other Boards and Commissions

None

Consistency with Adopted Comprehensive Plan

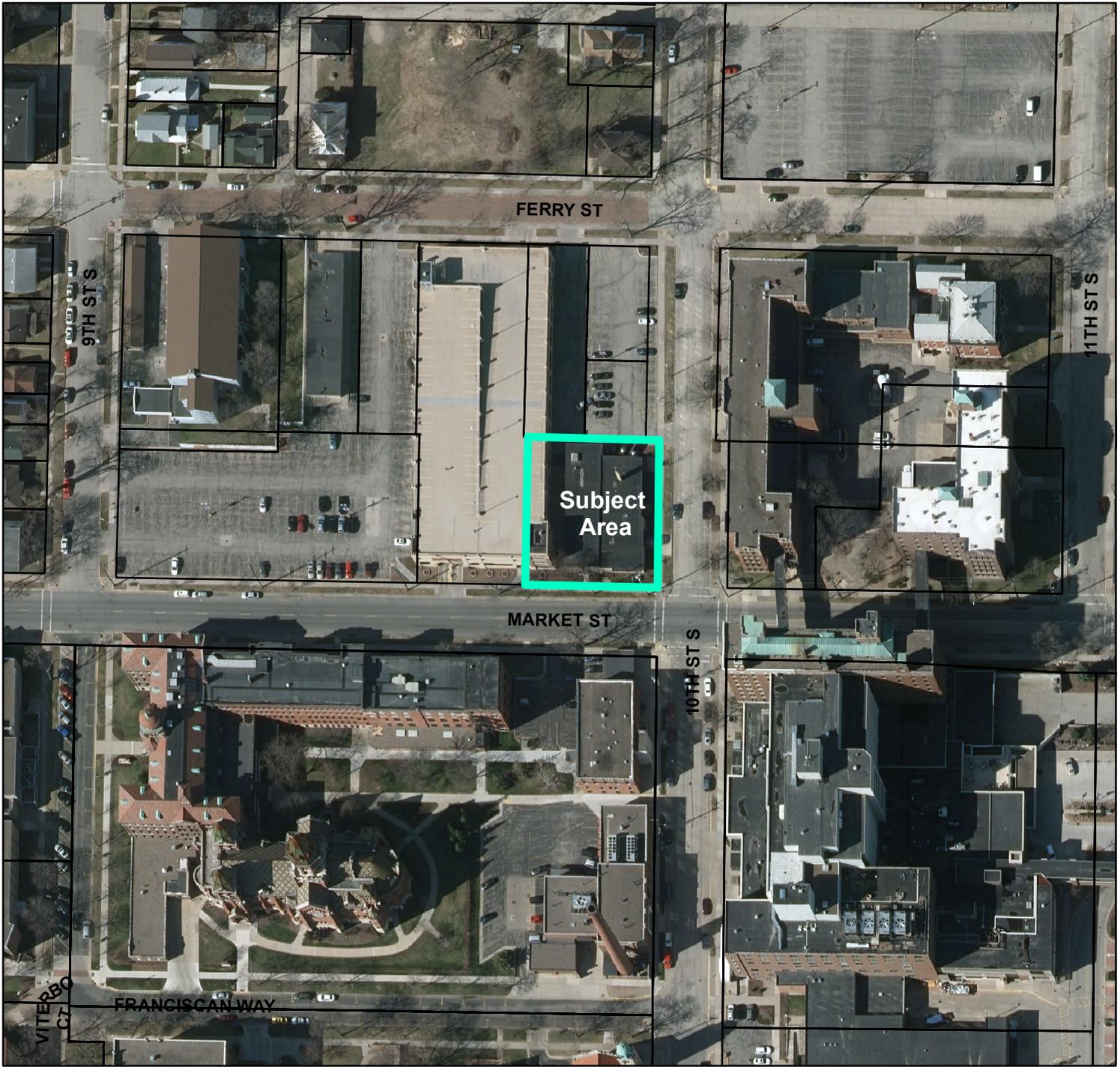
This parcel's intended future land use is commercial—"a variety or retail trade or services." A parking lot may not meet objectives for compact growth, smart growth, or traditional urban character. It may meet objectives for institutional growth and parking management.

The 2002 neighborhood plan expresses a desire to improve parking options while maintaining, improving, or increasing the amount of greenspace.

Staff Recommendation

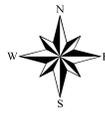
Approved with Conditions—the applicant must sign a payment for municipal services agreement (PMSA). There is not substantial evidence to deny this application. On another note, the applicant may benefit from combining parcels with the three others making up the parking lot (17-30055-120, 17-30055-130, and 17-30055-140). This parcel's property line also appears to overlap a parking ramp on an adjacent parcel (17-30056-90), so the applicant may benefit from redrawing the lot line so it doesn't go through the structure, or combining with that parcel, too. These lot combinations and splits could maximize potential stormwater credits and generally make property administration easier.

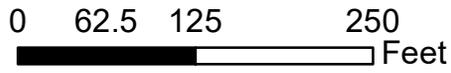
Routing J&A 10.4.2022

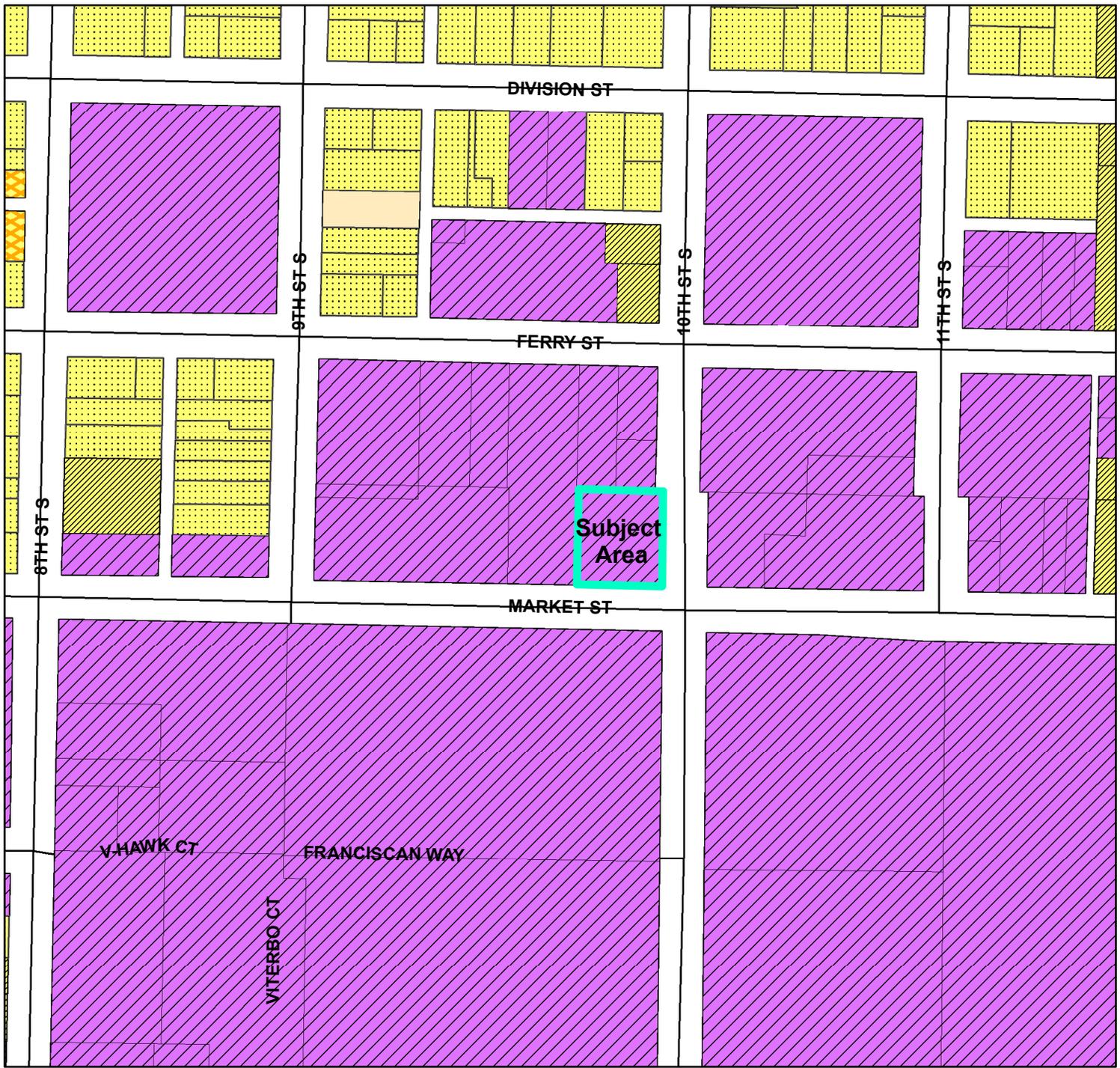


BASIC ZONING DISTRICTS

	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

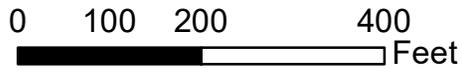






BASIC ZONING DISTRICTS

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- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY



*** 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 107325

STATE OF WISCONSIN

} ss.

La Crosse County

Arlene Staff
being duly sworn, both 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 SEP 20 2022 day of SEP 20, 2022

(Signed) Arlene Staff
(Title) Principal Clerk

Steve Beck
Notary Public, Wisconsin

My Commission expires NOV 08 2024

Section: Legals

Category: 0001 Wisconsin Legals

PUBLISHED ON: 09/13/2022, 09/20/2022

TOTAL AD COST: 130.54

FILED ON: 9/19/2022

STEPHEN T. K. BECK
Notary Public
State of Wisconsin

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 Mayo Clinic Health System for the issuance of a Conditional Use Permit under Sec. 115-353 of the Municipal Code of Ordinances of the City of La Crosse allowing demolition of structure for creation of green space and extension of adjacent parking lot. Said property is generally located at 630 10th Street S. and is further described as follows:
Tax Parcel 17-30056-80
ESPERSON & BURNS ADDITION
LOT 1 & E 50FT LOT 2 BLOCK 3
LOT SZ: 106.95 X 139 (FAMILY HEALTH CENTER)

The City Plan Commission will meet to consider such application on Monday, October 3, 2022 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, October 4, 2022 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, October 13, 2022 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 8:00 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 22-1126).

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

Dated this 2nd day of September, 2022.

Nikki M. Elsen, City Clerk
City of La Crosse
9/13, 9/20 LAC 107325 WNAXLP





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1140

Agenda Date: 10/4/2022

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number: 2

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 Residence District to the Public and Semi-Public District allowing for site repairs and improvements at 600 Losey Blvd. N.

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 the Residence District to the Public and Semi-Public District on the Master Zoning Map, to-wit:

Tax Parcel 17-20305-10

CERTIFIED SURVEY MAP NO. 50 VOL 3 DOC NO. 963047 LOTS 1 & 2 EX PRT LOT 1 COM E1/4 COR SEC 33-16-7 N84D41M27SW 1875.05FT TO S LN LOT 1 EDGEWOOD ADDN & POB S60D54M13SW 164.03FT TO E LN LOT 1 ALG E LN N5D19M36SE 54.71FT TO S LN LOT 1 ALG S LN N79D37M51SE 140.55FT TO POB

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):

LaCrosse Parks and Recreation
400 LaCrosse St
LaCrosse WI 54601

Owner of site (name and address):

City of LaCrosse
400 LaCrosse St
LaCrosse WI 54601

Address of subject premises:

600 Losey Blvd N
LaCrosse WI 54601

Tax Parcel No.: 17-20305-10

Legal Description: 1 Sec Attached

Zoning District Classification: R2-Residence

Proposed Zoning Classification: PS - Public Semi Public

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:

Forest Hills Golf Course, Tennis courts and trail
access are also on site.

Property is Proposed to be Used For:

Same as listed above. Rezoning is needed so
repairs and improvements can be made.

Proposed Rezoning is Necessary Because (Detailed Answer):

Residential zoning will not allow for site improvements

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

use of site will not change. Improvements and alterations
will all be tennis and golf based.

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

The rezoning of this parcel brings the property inline with other parks in the City of LaCrosse

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 _____ day of _____, _____.

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.

9.8.2022 Verbal approval from Mayor

[Signature]
(signature)

608-789-7533 9/1/22
(telephone) (date)

edegankje@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 1st day of September, 2022.

Signed: [Signature]
Director of Planning & Development

Planning Administrator

LEGAL DESCRIPTION
for
Forest Hills Clubhouse Rezoning

Lot 1, Certified Survey Map, Volume 3, Page 50, Document Number 963047, located in the NW 1/4 of the SE 1/4, Section 33, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin, except that portion described as follows: Commencing at the East 1/4 Corner of Section 33, T16N-R7W, thence N 84°41'27" W 1875.05 feet to the south line of Lot 1, Edgewood Addition to the City of La Crosse, and the point of beginning of this exception; thence S 60°54'13" W 164.03 feet to the East line of said Lot 1; thence, along said East line, N 05°19'36" E 54.71 feet to the South line of said Lot 1; thence, along said South line, N 79°37'51" E 140.55 feet, to the point of beginning.

Drafted by: SMD
08/29/22





Parks and Recreation

400 La Crosse St. , La Crosse, WI 54601 – (608) 789-7533 Fax (608) 789-7501
<http://www.cityoflacrosse.org>



September 2, 2022

Dear Commission Members and Common Council Members:

Attached you will find the petition application to change the area west of the train tracks on the Forest Hills Golf Course property from residential to Public and Semi – Public.

This request would be consistent to zoning of other Parks in the City of La Crosse. This zoning change would allow for the Parks and Recreation Department to carry out its long-term goals of improvements/additions to the space along with much needed maintenance.

Examples of improvements/additions to the space include:

- Rebuilding of existing tennis courts and making them accessible
- Rebuilding of existing parking lot and improving storm water infrastructure
- Addition on New Clubhouse on the Old Clubhouse Site

Sincerely,

A handwritten signature in blue ink, appearing to read "Sam O'Connell".

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

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 on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Public and Semi-Public District allowing for site repairs and improvements at 600 Losey Blvd. N.

Property is presently used for: Forest Hills Golf Course, tennis courts, and trail access.

Property is proposed to be used as: Same as above

Rezoning is necessary: to allow for site repairs and improvements

Tax Parcel 17-20305-10

CERTIFIED SURVEY MAP NO. 50 VOL 3 DOC NO. 963047 LOTS 1 & 2 EX PRT LOT 1 COM E1/4 COR SEC 33-16-7 N84D41M27SW 1875.05FT TO S LN LOT 1 EDGEWOOD ADDN & POB S60D54M13SW 164.03FT TO E LN LOT 1 ALG E LN N5D19M36SE 54.71FT TO S LN LOT 1 ALG S LN N79D37M51SE 140.55FT TO POB

The City Plan Commission will meet to consider such application on **Monday, October 3, 2022 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, October 4, 2022 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, October 13, 2022 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 petition and/or maps relating to the above referenced amendment 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, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 22-1140).

Dated this 2nd day of September, 2022.

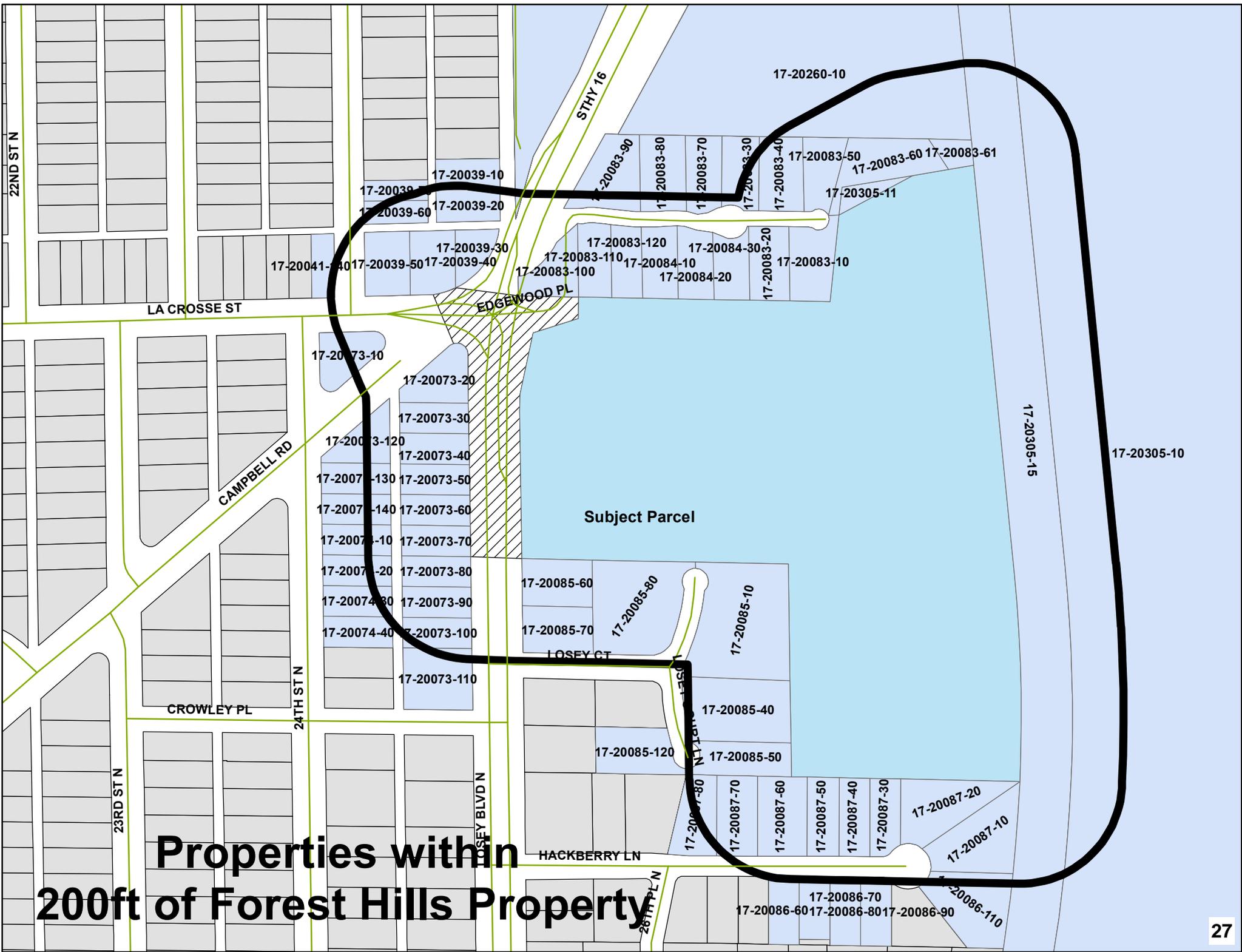
Nikki M. Elsen, City Clerk
City of La Crosse

Publish: September 13 and 20, 2022
One (1) Affidavit

TaxParcelN	OwnerName	CompleteAd	City	State	ZipCode	PROPADDCOM
17-20086-110	BEAU ELSTON, SUMMER ELSTON	2646 HACKBERRY LN	LA CROSSE	WI	54601-3911	2646 HACKBERRY LN
17-20073-110	BRADLEY R QUARBERG, GAIL E QUARBERG	505 LOSEY BLVD N	LA CROSSE	WI	54601-3970	505 LOSEY BLVD N
17-20083-70	BRANDON D JACOBSON, ABIGAIL L STOCKHAM	2541 EDGEWOOD PL	LA CROSSE	WI	54601-3977	2541 EDGEWOOD PL
17-20087-60	BRUCE P WALTERS, PAMELA K WALTERS	2617 HACKBERRY LN	LA CROSSE	WI	54601-3975	2617 HACKBERRY LN
17-20086-70	BRYNN KARIS SMITH, MATTHEW LEE SMITH	2626 HACKBERRY LN	LA CROSSE	WI	54601-3911	2626 HACKBERRY LN
17-20073-30	BURLEIGH A RANDOLPH REVOCABLE TRUST	555 LOSEY BLVD N	LA CROSSE	WI	54601-3970	555 LOSEY BLVD N
17-20305-15	BURLINGTON NORTHERN RAILROAD COMPANY	PO BOX 961089	FORT WORTH	TX	76161-0089	2715 MAIN ST
17-20260-10	CITY OF LACROSSE	400 LA CROSSE ST	LA CROSSE	WI	54601	2600 QUARRY RD
17-20305-10	CITY OF LACROSSE	400 LA CROSSE ST	LA CROSSE	WI	54601	600 LOSEY BLVD N
17-20083-61	CITY OF LACROSSE	400 LA CROSSE ST	LA CROSSE	WI	54601	EDGEWOOD PL
17-20305-10	CITY OF LACROSSE	400 LA CROSSE ST	LA CROSSE	WI	54601	LOSEY BLVD N
17-20085-40	CLARA E GELATT, NEAL A MEIER	450 LOSEY COURT LN	LA CROSSE	WI	54601	450 LOSEY COURT LN
17-20085-120	COLLEEN J CAMPBELL	445 LOSEY COURT LN	LA CROSSE	WI	54601	445 LOSEY COURT LN
17-20039-10	COMPASS PROPERTY MANAGEMENT LAX LLC	N5571 SOBKOWIAK RD	ONALASKA	WI	54650	725 LOSEY BLVD N
17-20083-120	CRAIG S ZEEB	2526 EDGEWOOD PL	LA CROSSE	WI	54601-3933	2526 EDGEWOOD PL
17-20083-40	DANIEL E WIDUCH, JODI M WIDUCH	2555 EDGEWOOD PL	LA CROSSE	WI	54601-3977	2555 EDGEWOOD PL
17-20086-60	DANIEL W SCHNEIDER, MARY CATHERINE LANSING	2620 HACKBERRY LN	LA CROSSE	WI	54601-3911	2620 HACKBERRY LN
17-20041-140	DAVID A KELBER, TERESA M KELBER	2323 LA CROSSE ST	LA CROSSE	WI	54601-3874	2323 LA CROSSE ST
17-20305-11	DAVID L BOUFFLEUR, JUDITH A BOUFFLEUR	2575 EDGEWOOD PL	LA CROSSE	WI	54601	
17-20083-60	DAVID L BOUFFLEUR, JUDITH A BOUFFLEUR	2575 EDGEWOOD PL	LA CROSSE	WI	54601	2575 EDGEWOOD PL
17-20074-20	DAWN M GARMIS, DUSTIN A HUNDT	522 24TH ST N	LA CROSSE	WI	54601-3827	522 24TH ST N
17-20074-30	DIANE M HOFFMEISTER	518 24TH ST N	LA CROSSE	WI	54601	518 24TH ST N
17-20084-20	DIANE STOCKHAM	2975 223RD AVE	MAQUOKETA	IA	52060	2540 EDGEWOOD PL
17-20073-70	DOUGLAS E SULLIVAN, WENDY K SULLIVAN	533 LOSEY BLVD N	LA CROSSE	WI	54601-3970	533 LOSEY BLVD N
17-20073-100	EMILY LOE	515 LOSEY BLVD N	LA CROSSE	WI	54601	515 LOSEY BLVD N
17-20087-10	GARY L KASTNER, KRISTINE R ERICKSON KASTNER	2650 HACKBERRY LN	LA CROSSE	WI	54601-3911	2650 HACKBERRY LN
17-20074-10	GARY REUTER, RENEE REUTER	532 24TH ST N	LA CROSSE	WI	54601-3827	532 24TH ST N
17-20084-10	GEORGE F KROKER JOINT REVOCABLE TRUST, LESLIE K PEICKERT-KROKER JOINT REVOCABLE TRUST	2532 EDGEWOOD PL	LA CROSSE	WI	54601-3933	2532 EDGEWOOD PL
17-20073-130	GERALD F CROOK, ANNE M CROOK	544 24TH ST N	LA CROSSE	WI	54601	544 24TH ST N
17-20083-80	J PAUL SIMONES	2539 EDGEWOOD PL	LA CROSSE	WI	54601-3977	2539 EDGEWOOD PL
17-20085-70	JACOB A SPEER, STEPHANIE M SPEER	2509 LOSEY CT	LA CROSSE	WI	54601	2509 LOSEY CT
17-20083-30	JAMES B RINGSTROM REVOCABLE TRUST	2545 EDGEWOOD PL	LA CROSSE	WI	54601-3977	2545 EDGEWOOD PL
17-20073-90	JANET D WOLLAM JOINT REVOCABLE TRUST, DANA L FISHER JOINT REVOCABLE TRUST	521 LOSEY BLVD N	LA CROSSE	WI	54601-3970	521 LOSEY BLVD N
17-20083-110	JAY E LOWENSTEIN, KRISTINE KRALL-LOWENSTEIN	2520 EDGEWOOD PL	LA CROSSE	WI	54601	2520 EDGEWOOD PL
17-20039-20	JOEL WHITED, KELSIE WHITED	301 GREEN COULEE RD	ONALASKA	WI	54650	719 LOSEY BLVD N
17-20085-10	JOHN B REINHART	510 LOSEY COURT LN	LA CROSSE	WI	54601	510 LOSEY COURT LN
17-20073-50	JOHN G LETTNER, KRISTIN N LETTNER	541 LOSEY BLVD N	LA CROSSE	WI	54601-3970	541 LOSEY BLVD N
17-20074-40	JOHN M SAKE	514 24TH ST N	LA CROSSE	WI	54601-3827	514 24TH ST N
17-20083-90	LAWRENCE PAUL WEISBROD, JILL MARIE SCHULLER-WEISBROD	2537 EDGEWOOD PL	LA CROSSE	WI	54601	2537 EDGEWOOD PL
17-20085-80	LENORE RODMAN LIVING TRUST, CHARLES RODMAN LIVING TRUST	2525 LOSEY CT	LA CROSSE	WI	54601-3967	2525 LOSEY CT
17-20087-40	LOUISE R DONOHUE LIVING TRUST	2637 HACKBERRY LN	LA CROSSE	WI	54601-3975	2637 HACKBERRY LN
17-20083-50	MARK R ZELLMER, DEBRA A DAEHN-ZELLMER	2565 EDGEWOOD PL	LA CROSSE	WI	54601	2565 EDGEWOOD PL
17-20086-80	MARLA M FRENCH	2630 HACKBERRY LN	LA CROSSE	WI	54601-3911	2630 HACKBERRY LN
17-20073-40	MATTHEW GORDY, KRISTEN STOKELY	547 LOSEY BLVD N	LA CROSSE	WI	54601	547 LOSEY BLVD N
17-20039-60	MICHAEL C SCHIEBER, ROGER D DAHL	718 24TH ST N	LA CROSSE	WI	54601-3829	718 24TH ST N
17-20073-140	PARAIC A KENNY, LAUREN R GOURLEY	540 24TH ST N	LA CROSSE	WI	54601	540 24TH ST N
17-20083-10	PATRICK T CORRAN, LYDIA K CORRAN	2554 EDGEWOOD PL	LA CROSSE	WI	54601-3933	2554 EDGEWOOD PL
17-20087-30	PATRICK W LAWRYNK, LOUISE A S LAWRYNK	2641 HACKBERRY LN	LA CROSSE	WI	54601-3975	2641 HACKBERRY LN
17-20073-60	PENELOPE K HARDY, ALAN D FULLERTON	537 LOSEY BLVD N	LA CROSSE	WI	54601	537 LOSEY BLVD N
17-20087-80	PETER J GRABOW, AMY S GRABOW	2603 HACKBERRY LN	LA CROSSE	WI	54601-3975	2603 HACKBERRY LN
17-20087-50	PHILIP C FRANCKSEN, JANELLE M FRANCKSEN	2627 HACKBERRY LN	LA CROSSE	WI	54601-3975	2627 HACKBERRY LN
17-20084-30	PHILIP L ESTEN, MARY ESTEN	2546 EDGEWOOD PL	LA CROSSE	WI	54601-3933	2546 EDGEWOOD PL
17-20085-50	PHILIP M GELATT LIVING TRUST	230 FRONT ST N	LA CROSSE	WI	54601	444 LOSEY COURT LN
17-20083-20	RALPH H KNUDSON, NANCY A HEERENS-KNUDSON	2550 EDGEWOOD PL	LA CROSSE	WI	54601-3933	2550 EDGEWOOD PL
17-20073-20	RICHARD W BROWN, KATIE J BROWN	561 LOSEY BLVD N	LA CROSSE	WI	54601	561 LOSEY BLVD N
17-20073-80	RICK C WILLENBERG REVOCABLE TRUST, NANCIE J WILLENBERG REVOCABLE TRUST	525 LOSEY BLVD N	LA CROSSE	WI	54601-3970	525 LOSEY BLVD N
17-20087-70	ROBERT J VANNULAND, MARGARITA VANNULAND	2609 HACKBERRY LN	LA CROSSE	WI	54601-3975	2609 HACKBERRY LN
17-20085-60	SARA SAMPEY, BRETT VERLENNICH	518 LOSEY BLVD N	LA CROSSE	WI	54601	518 LOSEY BLVD N
17-20087-20	SEAN OFLAHERTY REVOCABLE TRUST	2645 HACKBERRY LN	LA CROSSE	WI	54601-3975	2645 HACKBERRY LN
17-20073-10	SHIRLEY HEETER	1006 ELM ST S	LA CRESCENT	MN	55947-1543	2402 LA CROSSE ST
17-20083-100	STATE OF WISCONSIN DOT	3550 MORMON COULEE RD	LA CROSSE	WI	54601	2516 EDGEWOOD PL
17-20039-70	STEPHEN D WOODWARD, EMILY T HUGHES	720 24TH ST N	LA CROSSE	WI	54601	720 24TH ST N
17-20086-90	STEVEN V SIMPSON, MANYU H SIMPSON	2636 HACKBERRY LN	LA CROSSE	WI	54601-3911	2636 HACKBERRY LN
17-20039-30	THEODORE STANKE	2401 LA CROSSE ST	LA CROSSE	WI	54601	707 LOSEY BLVD N
17-20039-40	THEODORE STANKE	2401 LA CROSSE ST	LA CROSSE	WI	54601	2411 LA CROSSE ST
17-20039-50	THEODORE STANKE	2401 LA CROSSE ST	LA CROSSE	WI	54601	2401 LA CROSSE ST
17-20073-120	TODD W OSMUNDSON, ANGELA C IMHOFF	548 24TH ST N	LA CROSSE	WI	54601-3827	548 24TH ST N

Properties within 200ft of Forest Hills Subject Property

Applicant City of La Crosse 400 LA CROSSE ST LA CROSSE WI



Properties within 200ft of Forest Hills Property

Agenda Item 22-1140 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Public and Semi-Public District allowing for site repairs and improvements at 600 Losey Blvd. N.

General Location

Forest Hills Golf Course. Located on the southeast corner of the intersection of Hwy 16, Losey Blvd N, La Crosse St, and Edgewood Pl. Bluffside Neighborhood. Aldermanic District 4.

Background Information

The applicant (City of La Crosse Parks & Recreation Department) is requesting to rezone the property from R2-Residence to PS-Public/Semi-Public in order to allow them to make improvements to the site. The subject parcel is currently used by the Forest Hills Golf Course for its club house, golf cart storage, patron parking lot, and practice putting green. There are also six public tennis courts and an adjacent shelter.

Proposed improvements to the site would carry out the department’s long-term goals which include:

- Rebuilding of existing tennis courts and making them accessible
- Rebuilding of existing parking lot and improving storm water infrastructure
- Construction of a new clubhouse.

Recommendation of Other Boards and Commissions

N/A

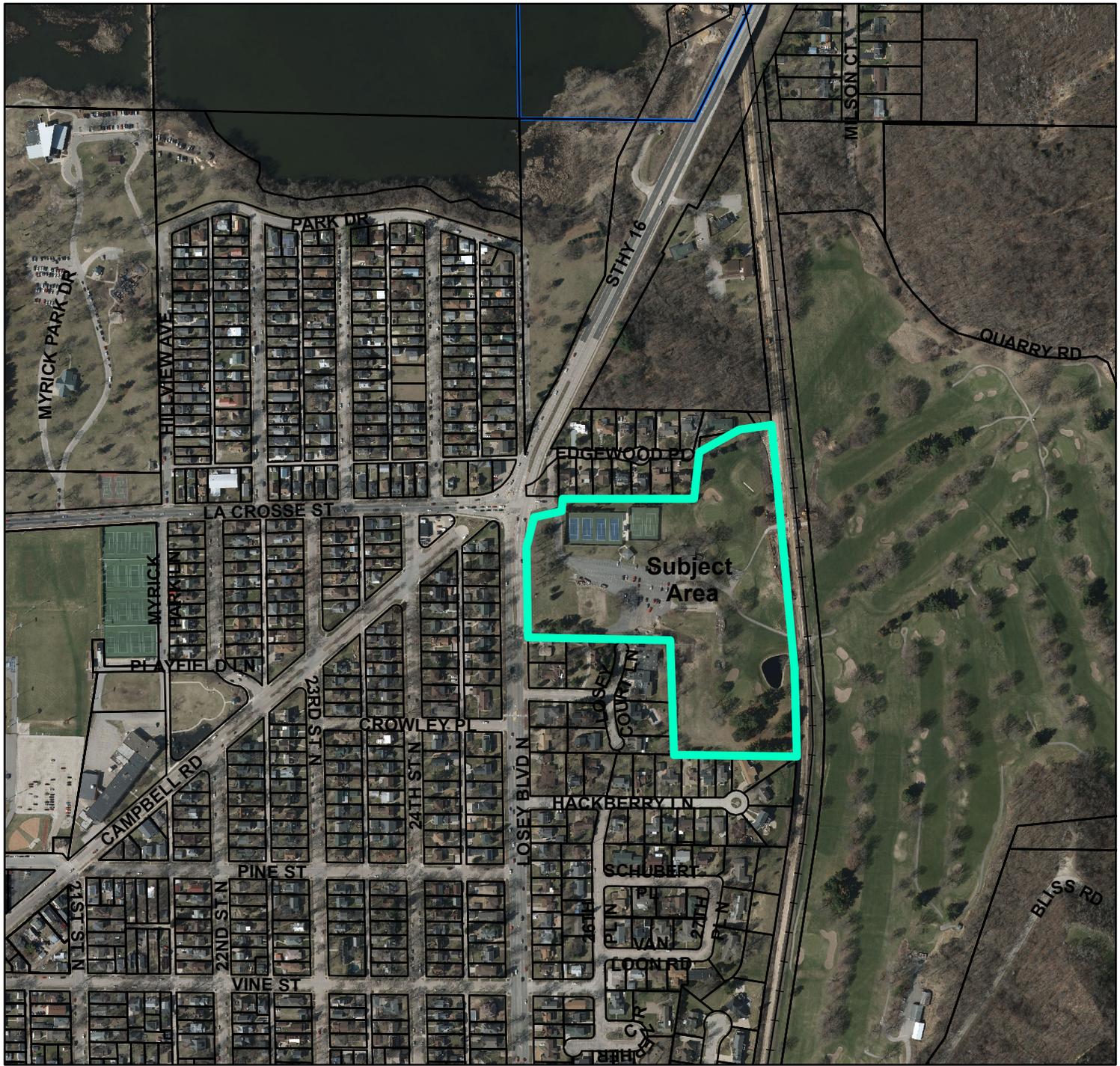
Consistency with Adopted Comprehensive Plan

This parcel is designated as “Parks and Conservancy” on the Future Land Use Map in the Land Use Element of the Comprehensive Plan. This category includes public parks and other lands owned by the public for outdoor recreation or natural resource protection, including Hixon Forest and public golf courses which would make the proposed zoning consistent with the Comprehensive Plan.

Staff Recommendation

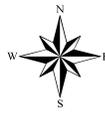
Rezoning this parcel to PS- Public/Semi-Public would make the zoning consistent with the City’s other parks and allow the Parks and Recreation Department to make a substantial investment for the community. This item is recommended for approval.

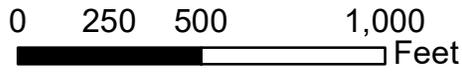
Routing J&A 10.4.2022

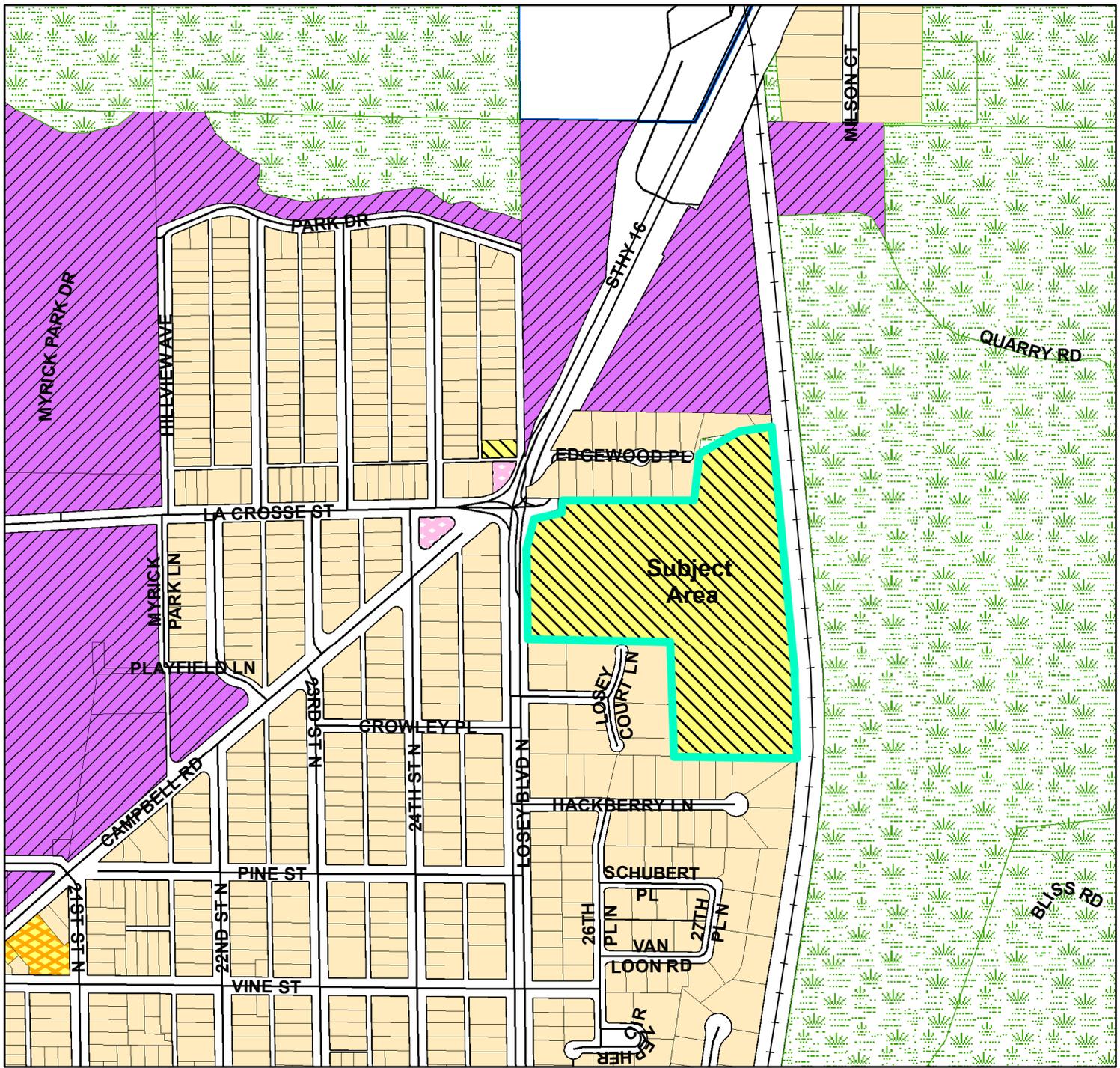


BASIC ZONING DISTRICTS

	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

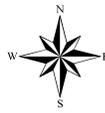


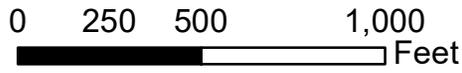




BASIC ZONING DISTRICTS

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	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY





*** 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 107298

STATE OF WISCONSIN } ss.

La Crosse County

Arlene 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 SEP 20 2022 day of

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

Steve Beck
Notary Public, Wisconsin

My Commission expires **NOV 08 2024**

Section: Legals
Category: 0001 Wisconsin Legals

PUBLISHED ON: 09/13/2022, 09/20/2022

TOTAL AD COST: 127.41
FILED ON: 9/19/2022

STEPHEN T. K. BECK
Notary Public
State of Wisconsin

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION
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 on a proposed ordinance change in the zoning code as follows:
AN ORDINANCE to amend Sub section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Public and Semi-Public District allowing for site repairs and improvements at 600 Losey Blvd. N.
Property is presently used for: Forest Hills Golf Course, tennis courts, and trail access.
Property is proposed to be used as: Same as above
Rezoning is necessary: to allow for site repairs and improvements
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CERTIFIED SURVEY MAP NO. 50 VOL 3 DOC NO. 963047 LOTS 1 & 2 EX PRT LOT 1 COM E1/4 COR SEC 33-16-7 N84D41M27SW 1875.05FT TO S LN LOT 1 EDGEWOOD ADDN & POB S80D54M13SW 164.03FT TO E LN LOT 1 ALG E LN N5D19M36SE 54.71FT TO S LN LOT 1 ALG S LN N79D37M51SE 140.55FT TO POB
The City Plan Commission will meet to consider such application on Monday, October 3, 2022 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, October 4, 2022 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, October 13, 2022 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 petition and/or maps relating to the above referenced amendment 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, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 22-1140).
Dated this 2nd day of September, 2022.
Nikki M. Elsen, City Clerk
City of La Crosse
9/13, 9/20 LAC WNAJLP





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1160

Agenda Date: 10/4/2022

Version: 1

Status: New Business

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 Light Industrial District to the Multiple Dwelling District allowing for the creation of affordable housing units at 811 Monitor St.

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 the Light Industrial District to the Multiple Dwelling District on the Master Zoning Map, to-wit:

Tax Parcel 17-10294-120

PRT GOVERNMENT LOTS 4 & 5 COM SW COR SEC 29 N52D34M16SE 1412.59FT TO INTER E R/W AVON ST & N R/W MONITOR ST & POB ALG E R/W N1D53M0SW 118FT N88D39M3SE 175FT N1D53M0SW 95FT TO S LN LOT 3 ROBERT & GRAYS ADDN N88D39M3SE 225.09FT TO SE COR LOT 3 S1D46M26SE 159.75FT TO SW COR LOT 5 ROBERT & GRAYS ADDN & N R/W LN MONITOR ST ALG N R/W LN S63D36M30SW 125.52FT S88D37M41SW 285.66 FT TO POB T/W ESMT IN V1381 P734

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:

Dear Common Council,

I am requesting to rezone 811 Monitor Street from M1-Light Industrial to R5-Multiple Dwelling. This is a pivotal step to increase the workforce housing stock in the City of La Crosse.

The city has a large deficit of workforce housing, creating a massive demand for citizens at all income levels. This property would directly help address this gap, as the long-term plan is to develop it into approximately 20-30 housing units. The building is around 33,000 square feet and includes ample parking. A double-digit increase in affordable housing units would be a welcomed and overdue addition to our city. The 2020-2024 Consolidated plan identified quality affordable housing as the largest challenge within the City of La Crosse with 57% (5358) of low-to-moderate income renter-occupied households face a housing burden over 30% of their income.

This rezoning is consistent with the desired future land use stated in the city's current comprehensive plan that was adopted by the Common Council in 2002. The future land use map depicts this property as "High Intensity Retail, Office or Housing" and is expected to have a density greater than 10 units per acre. The long-term strategy for this property meets requirement. There are not expected to be any additions to the building and the only changes will be internal to convert it to long-term housing.

The property is also adjacent to an identified "Pulse Node" in the Highway 53 Corridor Master Plan. The central core of this pulse node is the intersections of Rose St/Copeland Ave and Monitor Street and is intended to be a mix of retail, residential, and commercial types to support revitalization in this neighborhood.

The short-term plan for this property is to offer it as a potential option for a 180-day temporary emergency shelter for people experiencing homelessness. If the sheltering agencies in La Crosse determine it as a viable option and best practice for our community's sheltering plan this winter, we would make it available for one of the agencies to operate. An emergency order would have to be declared around homelessness for this to be a viable option and we would only be able to use it for up to 180 days under that order.

In conclusion, this property has tremendous potential to become a viable long-term strategy to add the much-needed housing in our community. The influx of affordable housing that could be added at this location would be a great asset as we continue to strive to make more housing available for more people.

Thank you for your consideration,

Brian Sampson

City of La Crosse Department of Planning, Development, and Assessment

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

City of La Crosse - 400 La Crosse ST, La Crosse, WI

Owner of site (name and address):

Marine Credit Union
PO Box 309 Onalaska, WI 54650

Address of subject premises:

811 Monitor St La Crosse, WI

Tax Parcel No.: 17-10294-120

Legal Description: See attached

Zoning District Classification: M1 - Light Industrial

Proposed Zoning Classification: R5 - Multiple Dwelling*

Is the property located in a floodway/floodplain zoning district? Yes No
there is a letter of map revision

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:

office space

Property is Proposed to be Used For:

Housing

Proposed Rezoning is Necessary Because (Detailed Answer):

The city needs more housing units available and this property could become 20-30 affordable housing units.

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

The re-zoning is consistent with city's future land use designation. It is also adjacent to a pulse node in the Hwy 53 corridor master plan that is intended to be a mix of retail, residential, and commercial types to support revitalization.

* Request for zoning change is contingent on sale of property to City of La Crosse.

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

It is consistent with the city's comprehensive plan. This parcel is expected to have a density of greater than 10 units per acre and the long-term plan for this property meets that

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 14th day of August, 2009.

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.

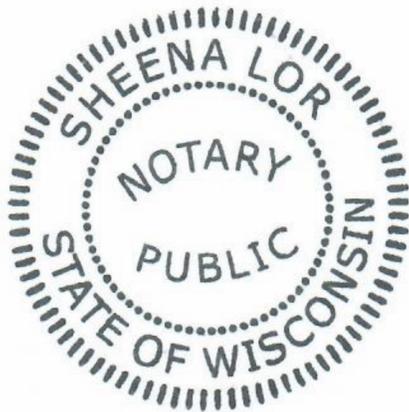
Katie N. Tolokken, KATIE N. TOLOKKEN, COO
(signature)

608.791.1389 (telephone) 9/6/22 (date)

Katie.tolokken@marinacn.com
(email)

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

Personally appeared before me this 6th day of Sept, 2022, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]
Notary Public
My Commission Expires: 10/10/25

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

Review was made on the 6th day of September, 2022.

Signed: [Signature], Plan Admin
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF La Crosse) ss

The undersigned, KATIE H TOLOKKEN, being duly sworn states:

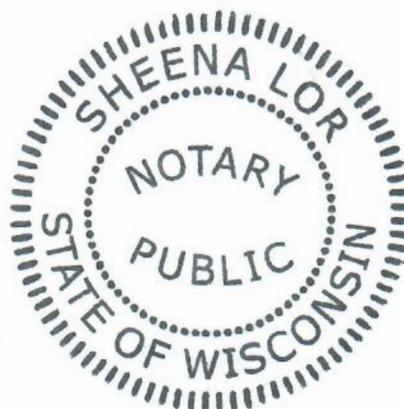
1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is ^{an authorized agent of} ~~(one of the)~~ legal owner(s) of the property located at 811 Moniteo St., La Crosse, WI.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

4. Request is contingent on sale of property to City of La Crosse

Katie H. Tolokken
Property Owner KATIE H. TOLOKKEN, COO.

Subscribed and sworn to before me this 6th day of Sept, 2022.

[Signature]
Notary Public
My Commission expires 10/10/25



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

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 on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Multiple Dwelling District allowing for the creation of affordable housing units at 811 Monitor St.

Property is presently used for: office space

Property is proposed to be used as: housing

Rezoning is necessary: because the city needs more housing units (this property could become 20-30 affordable housing units)

Tax Parcel 17-10294-120

PRT GOVERNMENT LOTS 4 & 5 COM SW COR SEC 29 N52D34M16SE 1412.59FT TO INTER E R/W AVON ST & N R/W MONITOR ST & POB ALG E R/W N1D53M0SW 118FT N88D39M3SE 175FT N1D53M0SW 95FT TO S LN LOT 3 ROBERT & GRAYS ADDN N88D39M3SE 225.09FT TO SE COR LOT 3 S1D46M26SE 159.75FT TO SW COR LOT 5 ROBERT & GRAYS ADDN & N R/W LN MONITOR ST ALG N R/W LN S63D36M30SW 125.52FT S88D37M41SW 285.66 FT TO POB TW ESMT IN V1381 P734

The City Plan Commission will meet to consider such application on **Monday, October 3, 2022 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, October 4, 2022 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, October 13, 2022 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 petition and/or maps relating to the above referenced amendment 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, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 22-1160).

Dated this 8th day of September, 2022.

Nikki M. Elsen, City Clerk
City of La Crosse

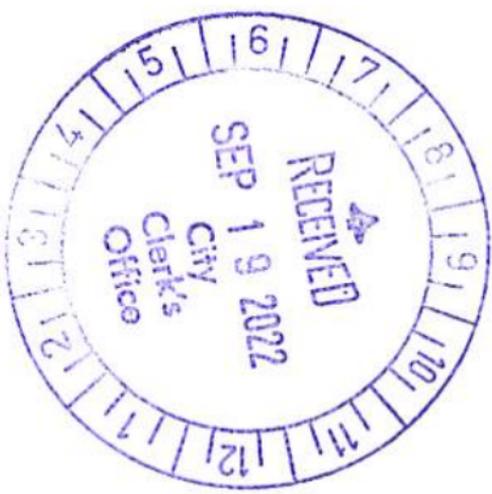
Publish: September 13 and 20, 2022
One (1) Affidavit

Tax Parcel Number	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-10222-120	ALEXANDER P MENDEN	160 CALEDONIA ST	160 CALEDONIA ST	LA CROSSE WI 54603-3165
17-40300-250	APM PROPERTIES LLC	225 LIBERTY ST	201 MAIN ST	LA CROSSE WI 54601
17-10294-60	BUCHNER PROPERTIES LLC	214 AVON ST	2704 7TH ST S	LA CROSSE WI 54601
17-10297-40	CITY OF LACROSSE	900 MONITOR ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-10298-70	CITY OF LACROSSE	900 MONITOR ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-10298-90	CITY OF LACROSSE	900 MONITOR ST	400 LA CROSSE ST	LA CROSSE WI 54601
17-10222-130	DANIEL J LONKOSKI	162 CALEDONIA ST	162 CALEDONIA ST	LA CROSSE WI 54603-3165
17-40300-170	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3616 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-180	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3616 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-190	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3616 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-200	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3616 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-270	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3651 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-280	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3651 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-290	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3651 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-300	DEAN R PIPER, JEAN M PIPER	225 LIBERTY ST	N3651 COUNTY ROAD Y	ROCKLAND WI 54653
17-40300-110	DEBORAH L BARCUS, DAVID M BARCUS	227 LIBERTY ST	525 MAIN ST	LA CROSSE WI 54601-4022
17-40300-120	DEBORAH L BARCUS, DAVID M BARCUS	227 LIBERTY ST	525 MAIN ST	LA CROSSE WI 54601-4022
17-40300-130	DEBORAH L BARCUS, DAVID M BARCUS	227 LIBERTY ST	525 MAIN ST	LA CROSSE WI 54601-4022
17-40300-140	DEBORAH L BARCUS, DAVID M BARCUS	227 LIBERTY ST	525 MAIN ST	LA CROSSE WI 54601-4022
17-10401-10	DESMOND INVESTMENTS II LLC	810 MONITOR ST	620 CASS ST	LA CROSSE WI 54601
17-10297-22	DONALD L STOECKLY, DIANE STOECKLY	830 MONITOR ST	816 MONITOR ST	LA CROSSE WI 54603-3107
17-10225-40	DONOVAN L CADOGAN	719 MONITOR ST	719 MONITOR ST	LA CROSSE WI 54603-3138
17-10294-130	DOUGLAS T BRUHA	204 AVON ST	204 AVON ST	LA CROSSE WI 54603
17-10225-50	ERIC R FRETZ	155 AVON ST	155 AVON ST	LA CROSSE WI 54603-3124
17-40300-10	FELICIDAD O YRAY	227 LIBERTY ST	PO BOX 15	ARCADIA WI 54612
17-40300-20	FELICIDAD O YRAY	227 LIBERTY ST	PO BOX 15	ARCADIA WI 54612
17-40300-30	FELICIDAD O YRAY	227 LIBERTY ST	PO BOX 15	ARCADIA WI 54612
17-40300-40	FELICIDAD O YRAY	227 LIBERTY ST	PO BOX 15	ARCADIA WI 54612
17-10225-70	GLEN D KENDHAMMER, DIANE M KENDHAMMER	707 MONITOR ST	707 MONITOR ST	LA CROSSE WI 54603-3138
17-40300-50	JAMES M RUMSEY	227 LIBERTY ST	2310 SANDSIDE CT	ONALASKA WI 54650
17-40300-60	JAMES M RUMSEY	227 LIBERTY ST	2310 SANDSIDE CT	ONALASKA WI 54650
17-10225-20	JBS PROPERTY MANAGEMENT LLC	201 AVON ST	PO BOX 451	ONALASKA WI 54650-0451
17-10320-10	JMS PROPERTY MANAGEMENT LLC	210 AVON ST	3210 STATE RD	LA CROSSE WI 54601
17-40300-100	JOHNSON REAL ESTATE LLC	227 LIBERTY ST	2304 13TH ST S	LA CROSSE WI 54601
17-40300-70	JOHNSON REAL ESTATE LLC	227 LIBERTY ST	2304 13TH ST S	LA CROSSE WI 54601
17-40300-80	JOHNSON REAL ESTATE LLC	227 LIBERTY ST	2304 13TH ST S	LA CROSSE WI 54601
17-40300-90	JOHNSON REAL ESTATE LLC	227 LIBERTY ST	2304 13TH ST S	LA CROSSE WI 54601
17-10222-100	LEIGHTON A LEE, SANDRA L LEE	211 AVON ST	213 AVON ST	LA CROSSE WI 54603-3064
17-10297-21	MA MANOCK PROPERTIES LLC	818 MONITOR ST	816 MONITOR ST	LA CROSSE WI 54603-3101
17-10297-30	MA MANOCK PROPERTIES LLC	816 MONITOR ST	816 MONITOR ST	LA CROSSE WI 54603-3101
17-10296-60	MAGNUM COMMUNICATIONS INC	102 LANG DR	PO BOX 400	PORTAGE WI 53901-0400
17-10294-120	MARINE CREDIT UNION	811 MONITOR ST	PO BOX 309	ONALASKA WI 54650-0309
17-40300-150	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	227 LIBERTY ST	131 WEST AVE S	LA CROSSE WI 54601-4129
17-40300-160	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	227 LIBERTY ST	131 WEST AVE S	LA CROSSE WI 54601-4129
17-40300-350	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	225 LIBERTY ST	131 WEST AVE S	LA CROSSE WI 54601-4129
17-40300-360	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	225 LIBERTY ST	131 WEST AVE S	LA CROSSE WI 54601-4129
17-10294-110	MONITORBASS LLC	800 MONITOR ST	800 MONITOR ST	LA CROSSE WI 54603-3107
17-10225-30	NATHAN W STERK	163 AVON ST	31 DANBURY	LADERA RANCH CA 92694
17-10225-10	NRE PROPERTIES LLC	205 AVON ST	1400 PINE ST	LA CROSSE WI 54601
17-10320-130	PROPERTY LOGIC LLC	901 MONITOR ST	PO BOX 2132	LA CROSSE WI 54602-2132
17-40300-210	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-40300-220	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-40300-230	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-40300-240	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-40300-310	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-40300-320	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-40300-330	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-40300-340	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	225 LIBERTY ST	8A KINGS CT	CAMILLUS NY 13031
17-10294-100	ROBERT W BURG	726 MONITOR ST	2535 MADISON PL	LA CROSSE WI 54601
17-10294-55	ROBERT W BURG, BARBARA A BOYD	700 MONITOR ST	700 MONITOR ST	LA CROSSE WI 54603-3106
17-10320-100	STEVEN M NICOLAI	224 LIBERTY ST	4535 MORMON COULEE RD	LA CROSSE WI 54601
17-10294-10	TAMARA K WOODRUFF	228 AVON ST	228 AVON ST	LA CROSSE WI 54603
17-10294-10	TAMARA K WOODRUFF	230 AVON ST	228 AVON ST	LA CROSSE WI 54603
17-10225-60	TERRY A SCHLINTZ	727 MONITOR ST	727 MONITOR ST	LA CROSSE WI 54603-3138
17-10298-75	TRISTATE AIRGAS INC	905 MONITOR ST	PO BOX 94737	CLEVELAND OH 44101-4737
17-10222-140	WAYNE L HENTHORN, CAROL J HENTHORN	204 CALEDONIA ST	204 CALEDONIA ST	LA CROSSE WI 54603-3057

Properties within 200 feet of 811 Monitor St

Applicant City of La Crosse 400 LA CROSSE ST LA CROSSE WI 54601

CITY CL
400 LA CROSSE
LA CROSSE WI 54601-3396
RETURN SERVICE REQUESTED



L
DEAN R PIPER, JEAN M PIPER
N3616 COUNTY ROAD Y
ROCKLAND WI 54653

7

Presort
First Class Mail
ComBasPrice



US POSTAGE PAID BY ADDRESSEE

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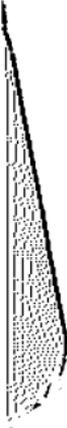
42

INT

72 HRC IN 546013396
54653

546013396/10/22
RETURN TO SENDER
PIPER
N3616 COUNTY ROAD Y
ROCKLAND WI 54653-9512
RETURN TO SENDER





ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

For Insurance Company Use:

A1. Building Owner's Name Gundersen Lutheran Medical Center, Inc.

Policy Number

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
811 Monitor Street

Company NAIC Number

City La Crosse State WI ZIP Code 54603

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Tax Parcel Number 17-10294-120

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Non-Residential

A5. Latitude/Longitude: Lat. 43°49'43" Long. 91°14'46.5"

Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1

A8. For a building with a crawl space or enclosure(s), provide

a) Square footage of crawl space or enclosure(s) N/A sq ft

b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A8.b _____ sq in

A9. For a building with an attached garage, provide:

a) Square footage of attached garage N/A sq ft

b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A9.b _____ sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
City of La Crosse & 555562

B2. County Name
La Crosse

B3. State
WI

B4. Map/Panel Number
55063C0253C

B5. Suffix
C

B6. FIRM Index Date
04/02/08

B7. FIRM Panel Effective/Revised Date
04/02/08

B8. Flood Zone(s)
X

B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
645.0'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

FIS Profile FIRM Community Determined Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
Designation Date _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.

Benchmark Utilized Top Nut Hydrant Vertical Datum 1929

Conversion/Comments First Hydrant East of Avon on Monitor St. 646.48'

Check the measurement used.

- a) Top of bottom floor (including basement, crawl space, or enclosure floor) 646.89 feet meters (Puerto Rico only)
- b) Top of the next higher floor N/A feet meters (Puerto Rico only)
- c) Bottom of the lowest horizontal structural member (V Zones only) N/A feet meters (Puerto Rico only)
- d) Attached garage (top of slab) N/A feet meters (Puerto Rico only)
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) N/A feet meters (Puerto Rico only)
- f) Lowest adjacent (finished) grade (LAG) 645.77 feet meters (Puerto Rico only)
- g) Highest adjacent (finished) grade (HAG) 646.10 feet meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form.

Certifier's Name Christopher W. Fechner

License Number 2448

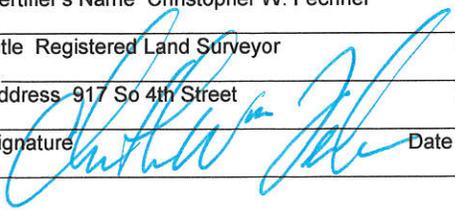
Title Registered Land Surveyor

Company Name Coulee Region Land Surveyors Inc.

Address 917 So 4th Street

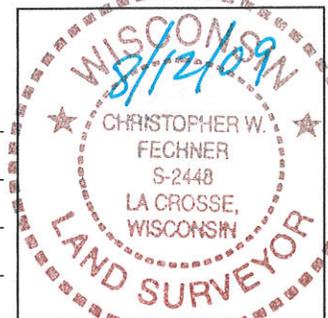
City La Crosse

State WI ZIP Code 54601

Signature 

Date 08/12/09

Telephone 608-784-1614

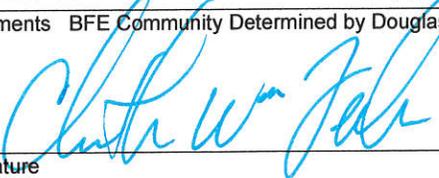


IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 811 Monitor Street	Policy Number
City La Crosse State WI ZIP Code 54603	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments BFE Community Determined by Douglas Kerns CFM, City of La Crosse Engineering Department.

Signature  Date 8/12/09 Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name _____

Address _____ City _____ State _____ ZIP Code _____

Signature _____ Date _____ Telephone _____

Comments _____

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8. and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature  _____, CFM Date _____

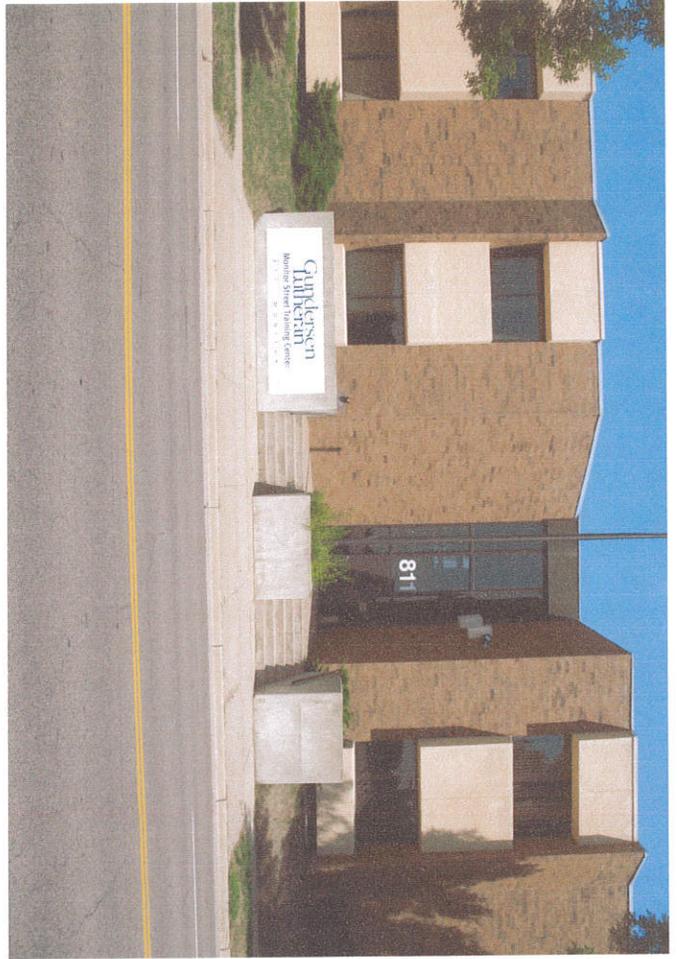
Comments
 Douglas P. Kerns, CFM
 #US-08-03513
 Certified Floodplain Manager (CFM®)

Check here if attachments

Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	For Insurance Company Use: Policy Number
City State ZIP Code	Company NAIC Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."	





Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN	A parcel of land, as described in the Warranty Deed, recorded as Instrument No. 1252622, Vol. 1381, Page 734, in the Office of the County Register of Deeds, La Crosse County, Wisconsin
	COMMUNITY NO.: 555562	
AFFECTED MAP PANEL	NUMBER: 55063C0253C DATE: 4/2/2008	
FLOODING SOURCE: LA CROSSE RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.829, -91.245 SOURCE OF LAT & LONG: STREETS & TRIPS 2009 DATUM: WGS 84

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	811 Monitor Street	Structure	X (Shaded)	645.0 feet	645.8 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Kevin C. Long

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075.

Handwritten signature of Kevin C. Long in cursive.

Kevin C. Long, Acting Chief
Engineering Management Branch
Mitigation Directorate

Agenda Item 22-1160 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Multiple Dwelling District allowing for the creation of affordable housing units at 811 Monitor St.

General Location

Marine Credit Union Building. Located on the northeast corner of the intersection of Avon and Monitor Streets. Lower Northside and Depot Neighborhood Association. Aldermanic District 3.

Background Information

This item is also related to legislation item 22-1171. The applicant (City of La Crosse) is requesting to rezone the property from the M1-Light Industrial zoning district to the R5-Multiple Dwelling zoning district in order to convert the existing office building into approximately 20-30 apartments. The intent is to be able to provide additional, affordable, and quality workforce housing for low-to-moderate income households. The need for such housing has been identified in the 2020-2024 Consolidated Plan as the largest challenge within the city. Should an emergency order be declared by City officials the property may be also used as an emergency shelter for those experiencing homelessness.

A Letter of Map Revision has been issued on this property stating that it has been removed from the floodplain, A copy of this letter is attached to the legislation.

Recommendation of Other Boards and Commissions

The Community Development Committee approved acquisition of this property at their September 13, 2022 meeting.

Consistency with Adopted Comprehensive Plan

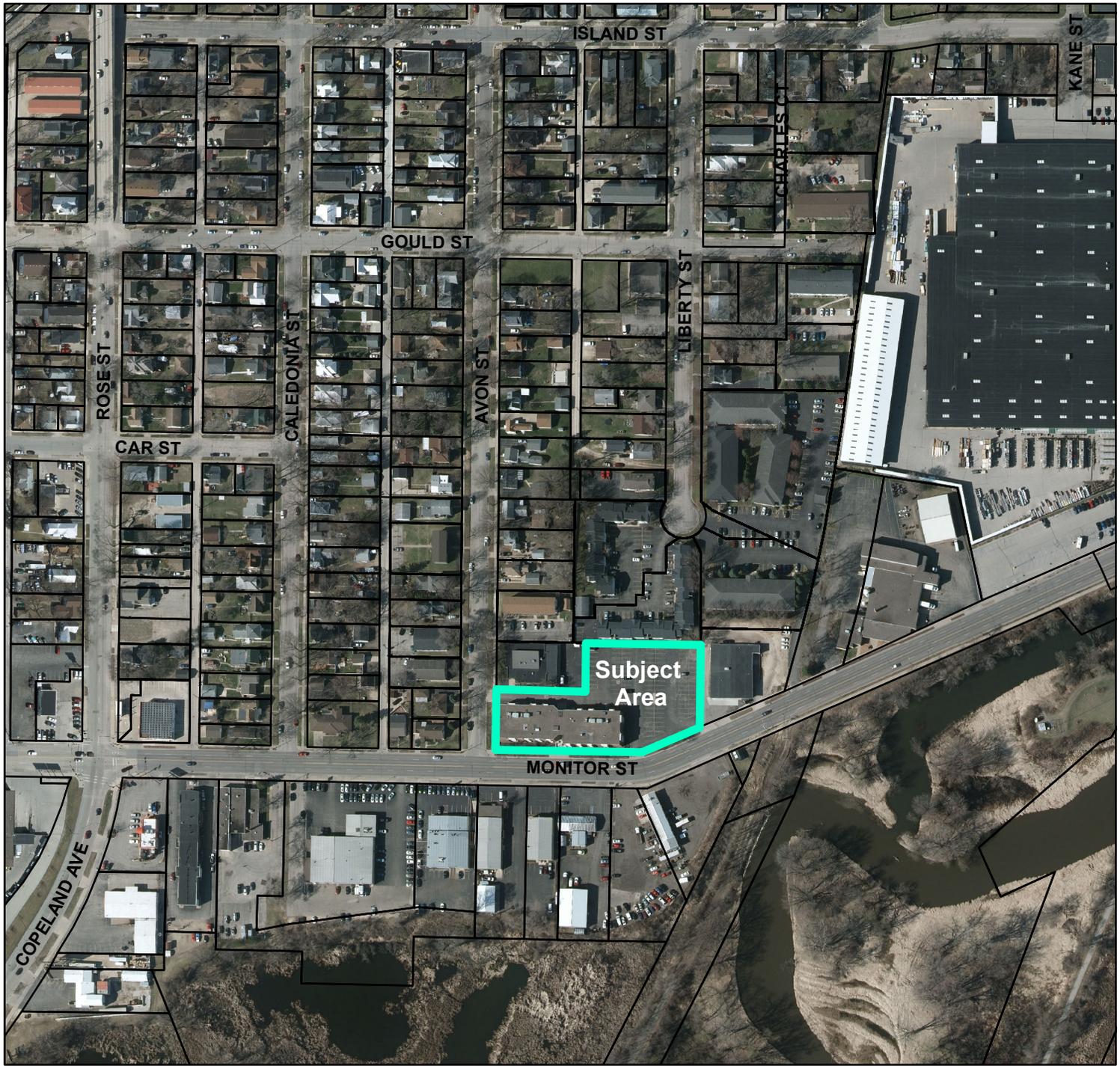
This parcel is designated as “High Intensity, Retail, Office, or Housing” on the Future Land Use Map in the Land Use Element of the Comprehensive Plan. This category allows for mixed- and multiple-land uses, with major consideration given to creating attractive pedestrian spaces and streetscapes, and shared or public open spaces. The density and intensity of land development is expected to be greater than 10 housing units per net acre. With 30 proposed units on a 1.504-acre parcel, the number of housing units per acre is 19.94 which makes the proposed zoning and development consistent with the Comprehensive Plan.

Establishing a mix of housing options, sizes, prices, styles, and tenancy is a major objective in the Housing Element of the Comprehensive Plan.

Staff Recommendation

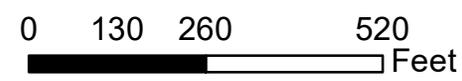
The proposed zoning and use are consistent with surrounding neighborhood. The properties located directly west across Avon Street and to the north of the subject property are all zoned R5-Multiple Dwelling zoning, with the exception of one building that is zoned M1-Light Industrial. Additionally, these properties are all residential in use, including several multi-family buildings. Lastly, the proposed zoning and use is in conformance with the comprehensive plan. The need for quality, affordable workforce housing has become a high priority in La Crosse and preliminary community feedback during the process to update the comprehensive plan support this effort. **This item is recommended for approval with the condition that the zoning only goes into effect upon sale of the property to the City of La Crosse.** Staff is also requesting consideration of the connection of Liberty Street to Monitor Street should the opportunity arise in the future.

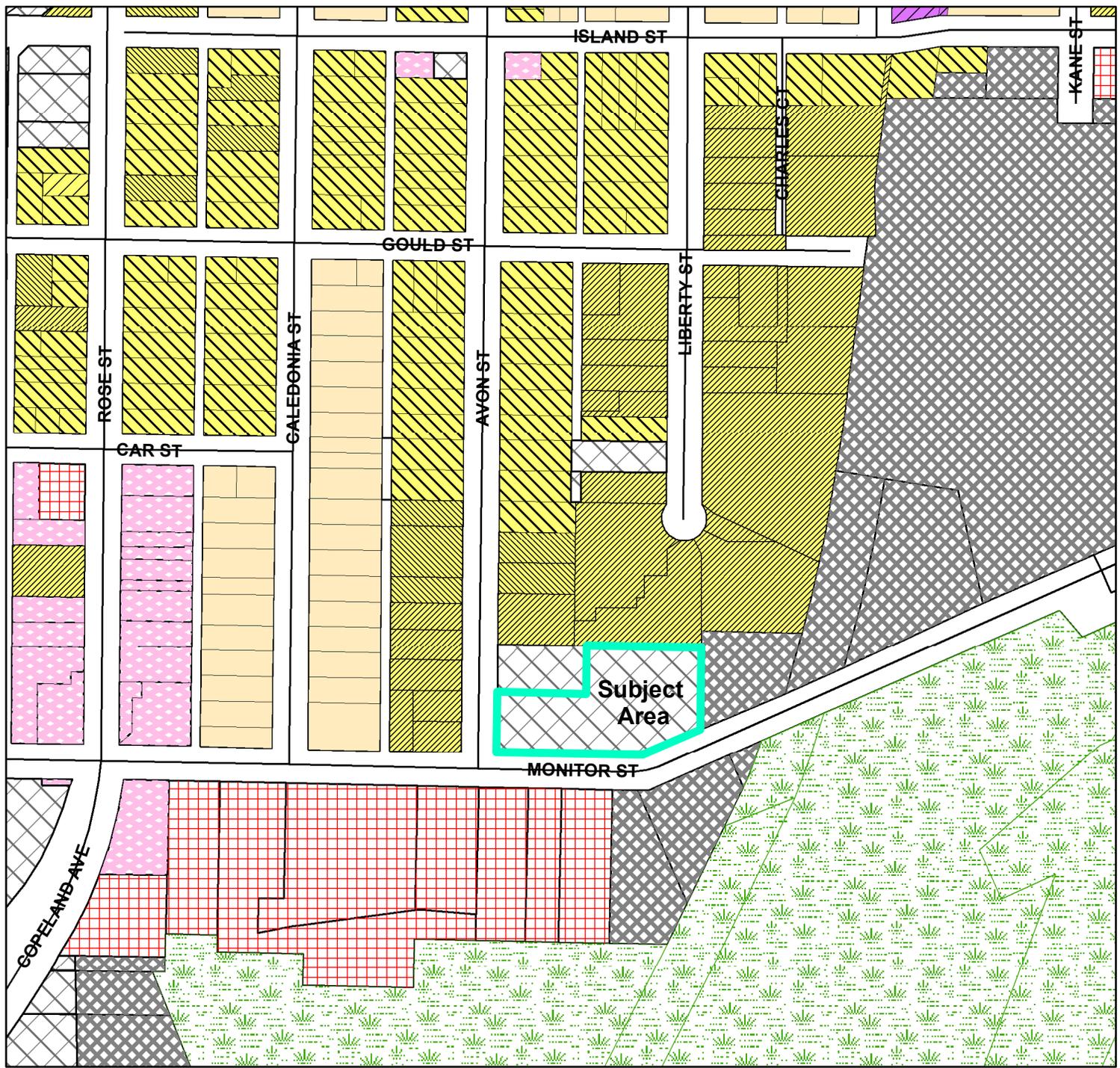
Routing J&A 10.4.2022



BASIC ZONING DISTRICTS

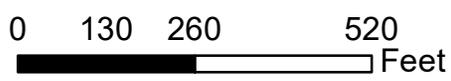
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  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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- PD- PLANNED DEVELOP
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- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY



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LA CROSSE WI 54601



ORDER NUMBER 107492

STATE OF WISCONSIN
} ss.
La Crosse County

Arlene 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.

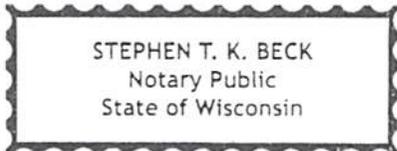
Sworn to and subscribed before me this ___ day of SEP 20 2022

(Signed) Arlene Staff
(Title) Principal Clerk
Steve Beck

Notary Public, Wisconsin

My Commission expires **NOV 08 2024**
Section: Legals
Category: 0001 Wisconsin Legals
PUBLISHED ON: 09/13/2022, 09/20/2022

TOTAL AD COST: 138.34
FILED ON: 9/19/2022



***** Proof of Publication *****

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

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 on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Sub-section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Multiple Dwelling District allowing for the creation of affordable housing units at 811 Monitor St.

Property is presently used for: office space

Property is proposed to be used as: housing

Rezoning is necessary: because the city needs more housing units (this property could become 20-30 affordable housing units)

Tax Parcel 17-10294-120

PRT GOVERNMENT LOTS 4 & 5
COM SW COR SEC 29
N52D34M16SE 1412.59FT TO INTER E R/W AVON ST & N R/W MONITOR ST & POB ALG E R/W N1D53M0SW 118FT N88D39M3SE 175FT N1D53M0SW 95FT TO S LN LOT 3 ROBERT & GRAYS ADDN N88D39M3SE 225.09FT TO SE COR LOT 3 S1D46M26SE 159.75FT TO SW COR LOT 5 ROBERT & GRAYS ADDN & N R/W LN MONITOR ST ALG N R/W LN S63D36M30SW 125.52FT S88D37M41SW 285.66 FT TO POB T/W ESMT IN V1381 P734

The City Plan Commission will meet to consider such application on Monday, October 3, 2022 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, October 4, 2022 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, October 13, 2022 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 petition and/or maps relating to the above referenced amendment 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, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 22-1160).

Dated this 8th day of September, 2022.

Nikki M. Elsen, City Clerk
City of La Crosse
9/13, 9/20 LAC 107492 WNAXLP



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



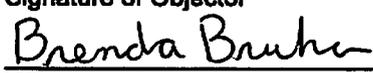
I/We hereby object to the amendment to the Zoning Code by the transfer of the following described land
(include address and tax parcel number from Notice of Hearing): _____
811 Monitor Street, Tax Parcel ID 17-10294-120

from the Light Industrial District to the Multiple Dwelling 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): _____
204 Avon Street, La Crosse, WI 54603
Tax Parcel ID No.: 17-10294-130

125 (est.) ft. frontage on Avon Street
_____ ft. frontage on _____ Street


Signature of Objector Douglas T. Bruha
printed name

Signature of Objector Brenda Bruha
printed name

204 Avon Street, La Crosse, WI 54603

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).

Kara M. Burgos §
Matthew R. Cromheecke*
Jessica T. Kirchner*
Sarah E. Korte*
James Naugler
Joseph J. Skemp, Jr.*
Nathan P. Skemp*
David F. Stuckler

Michael E. Ehsam, Of Counsel



201 Main Street, Suite 700
Post Office Box 788
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Facsimile (608) 782-8811
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September 28, 2022

La Crosse City Clerk
400 La Crosse Street
La Crosse, WI 54601

**Re: Written Objection to Ordinance Change
811 Monitor Street**

Dear Clerk & Members of the Common Council:

This firm represents Douglas Bruha, president and owner of Prizm Print & Label. Mr. Bruha submits this letter and the accompanying Objection to Amendment of Zoning District Boundaries form as his formal written objection to the proposed ordinance change which will change the zoning of 811 Monitor Street from "Light Industrial" to "Multiple Dwelling District."

Mr. Bruha's business and property is located at 204 Avon Street. This is directly adjacent to 811 Monitor Street. When viewing La Crosse County zoning maps, it is clear to the viewer that Mr. Bruha's property begins the demarcation between a residential area and an industrial area.

Mr. Bruha operates an industrial business. There is a reason that La Crosse City's zoning keeps industrial activities separate from residential areas. He is running heavy machinery, which produces noise. He has semi-trucks coming and going from his property. He has fork lifts unloading and loading materials. Again, this traffic creates noise and has the potential to pose a safety hazard to inattentive pedestrians. He intends to expand his business and add additional shifts. This will mean that his business will be creating noise and traffic at all hours.

Currently, Mr. Bruha's trucks exit and enter through the 811 Monitor Street property and parking lot. Trucks enter from Avon Street and exit through 811 Monitor Street's parking lot to Monitor Street. Mr. Bruha holds a partial easement to give him access from Avon Street, however, he does not have a formal easement agreement for his trucks to cross the Monitor Street parking lot. Currently this is permitted by the owners of 811 Monitor Street. Thus the change in ownership and the change in the nature and use of the 811

Monitor Street property has the potential to cut off traffic to Mr. Bruha's business; completely stifling it. Mr. Bruha's only other option would be to load and unload trucks on Monitor Street or on Avon Street and his workers would have to drive fork lifts a significant distance back to his business. This could potentially block traffic in Monitor Street or Avon Street and could potentially pose hazards to pedestrians.

Mr. Bruha asserts that the City is engaging in illegal spot zoning with this action. Rezoning should be consistent with long-term planning and based on considerations that effect the *entire* community. *Bell v. City of Elkhorn*, 364 N.W.2d 144, 148 (1985). Spot zoning should only be conducted when it is the larger public interest. *Cushman v. City of Racine*, 159 N.W.2d 67, 69 (1968). Mr. Bruha believes that this zoning is convenient only to the City of La Crosse and its Council as a short-term patchwork solution to the City's long-standing homelessness situation.

Zoning 811 Monitor Street from Light Industrial to Multiple Dwelling District is arbitrary and unreasonable and does not consider the effects on Mr. Bruha or the surrounding neighborhood. Further, when the City purchases this property and hands it over to a non-profit, it will no longer provide valuable property taxes to the City.

This zoning change will decrease the value of Mr. Bruha's property and potentially make it unsuitable to industrial buyers. The City is not proposing to compensate Mr. Bruha for his lost property value; which Mr. Bruha considers to be a governmental taking without just compensation.

For these reasons and others, Mr. Bruha opposes the ordinance change. Mr. Bruha established this business in La Crosse in 1993 and has been at this location since 1999. Mr. Bruha has been a valuable small business owner to the community and contributes valuable taxes to the community.

Very truly yours,

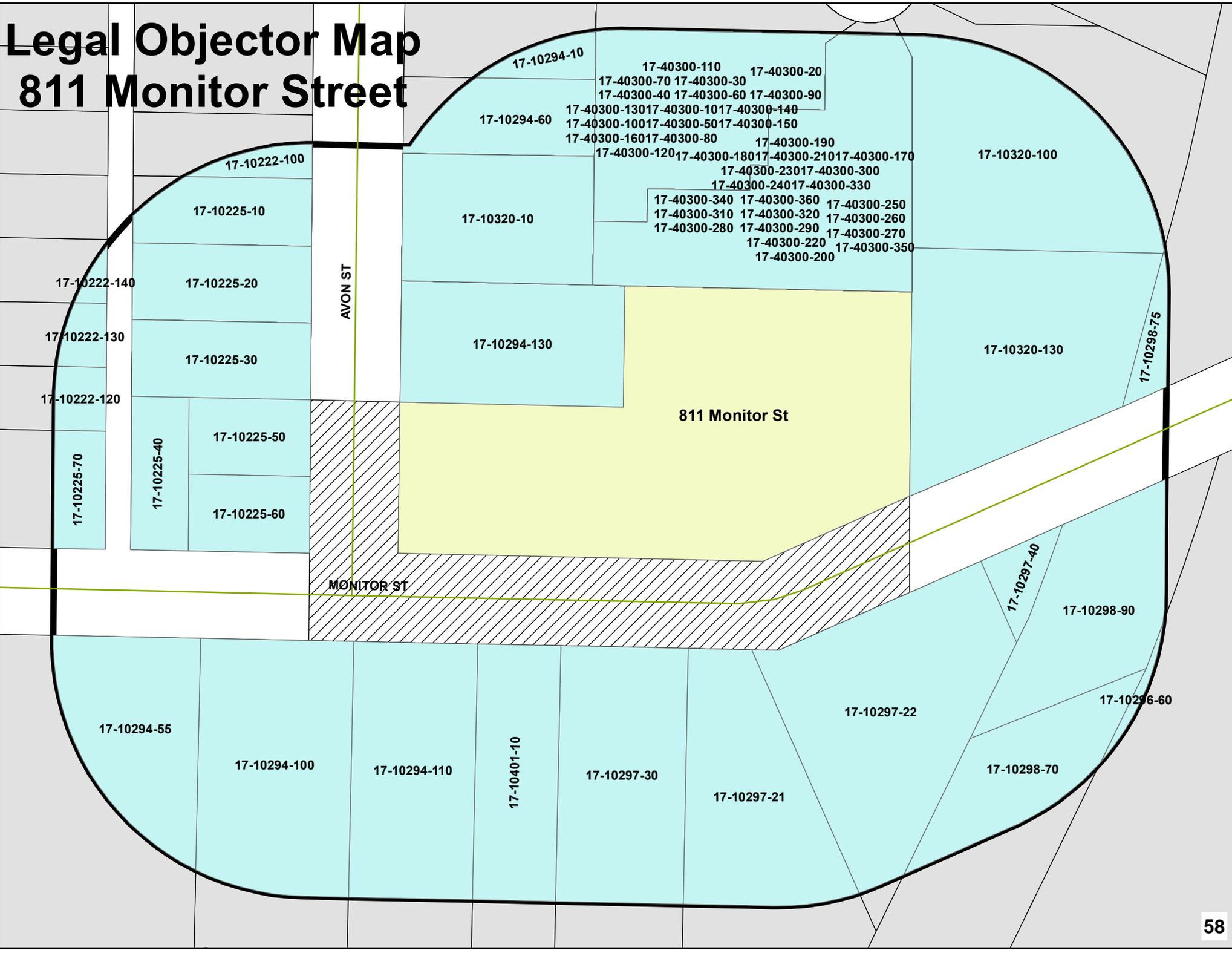
MOEN SHEEHAN MEYER, LTD.



Sarah E. Korte
skorte@msm-law.com
SEK/ms
cc: Client

Legal Objector Map

811 Monitor Street



TaxParcelN	OwnerName	CompleteAd	CompleteSe	City	State	ZipCode	PROPADDCOM	Shape_Area	area_sqft	Objection	Objection sqft
17-10222-100	LEIGHTON A LEE, SANDRA L LEE	213 AVON ST		LA CROSSE	WI	54603-3064	213 AVON ST	6,999.29	1,804.44		
17-10222-120	ALEXANDER P MENDEN	160 CALEDONIA ST		LA CROSSE	WI	54603-3165	160 CALEDONIA ST	6,999.52	1,986.58		
17-10222-130	DANIEL J LONKOSKI	162 CALEDONIA ST		LA CROSSE	WI	54603-3165	162 CALEDONIA ST	6,999.61	1,655.12		
17-10222-140	WAYNE L HENTHORN, CAROL J HENTHORN	204 CALEDONIA ST		LA CROSSE	WI	54603-3057	204 CALEDONIA ST	6,999.63	639.90		
17-10225-10	NRE PROPERTIES LLC	1400 PINE ST		LA CROSSE	WI	54601	205 AVON ST	7,358.81	6,772.01		
17-10225-20	JBS PROPERTY MANAGEMENT LLC	PO BOX 451		ONALASKA	WI	54650-0451	201 AVON ST	8,399.11	8,399.11		
17-10225-30	NATHAN W STERK	31 DANBURY		LADERA RANCH	CA	92694	163 AVON ST	8,399.21	8,399.21		
17-10225-40	DONOVAN L CADOGAN	719 MONITOR ST		LA CROSSE	WI	54603-3138	719 MONITOR ST	5,399.00	5,399.00		
17-10225-50	ERIC R FRETZ	155 AVON ST		LA CROSSE	WI	54603-3124	155 AVON ST	5,699.36	5,699.36		
17-10225-60	TERRY A SCHLINTZ	727 MONITOR ST		LA CROSSE	WI	54603-3138	727 MONITOR ST	5,693.76	5,693.76		
17-10294-10	TAMARA K WOODRUFF	228 AVON ST		LA CROSSE	WI	54603	228 AVON ST	8,999.97	2,188.53		
17-10294-60	BUCHNER PROPERTIES LLC	2704 7TH ST S		LA CROSSE	WI	54601	214 AVON ST	8,999.98	7,469.92		
17-10294-130	DOUGLAS T BRUHA	204 AVON ST		LA CROSSE	WI	54603	204 AVON ST	16,623.75	16,623.75	Y	16,623.75
17-10297-30	MA MANOCK PROPERTIES LLC	816 MONITOR ST		LA CROSSE	WI	54603-3101	816 MONITOR ST	30,000.55	20,000.01		
17-10297-40	CITY OF LACROSSE	400 LA CROSSE ST		LA CROSSE	WI	54601	900 MONITOR ST	2,548.25	2,548.25		
17-10298-70	CITY OF LACROSSE	400 LA CROSSE ST		LA CROSSE	WI	54601	900 MONITOR ST	78,803.77	11,089.79		
17-10298-90	CITY OF LACROSSE	400 LA CROSSE ST		LA CROSSE	WI	54601	900 MONITOR ST	17,941.93	15,558.52		
17-10320-10	JMS PROPERTY MANAGEMENT LLC	3210 STATE RD		LA CROSSE	WI	54601	210 AVON ST	15,013.36	15,013.36		
17-10320-100	STEVEN M NICOLAI	4535 MORMON COULEE RD	STE 5	LA CROSSE	WI	54601	224 LIBERTY ST	37,725.41	25,060.60		
17-10320-130	PROPERTY LOGIC LLC	PO BOX 2132		LA CROSSE	WI	54602-2132	901 MONITOR ST	27,908.06	27,908.06		
17-10401-10	DESMOND INVESTMENTS II LLC	620 CASS ST		LA CROSSE	WI	54601	810 MONITOR ST	19,501.14	13,000.00		
										20,282.14	
17-40300-10	FELICIDAD O YRAY	PO BOX 15		ARCADIA	WI	54612	227 LIBERTY ST UNIT 1	34,703.25	1,267.63		
17-40300-20	FELICIDAD O YRAY	PO BOX 15		ARCADIA	WI	54612	227 LIBERTY ST UNIT 2	34,703.25	1,267.63		
17-40300-30	FELICIDAD O YRAY	PO BOX 15		ARCADIA	WI	54612	227 LIBERTY ST UNIT 3	34,703.25	1,267.63		
17-40300-40	FELICIDAD O YRAY	PO BOX 15		ARCADIA	WI	54612	227 LIBERTY ST UNIT 4	34,703.25	1,267.63		
17-40300-50	JAMES M RUMSEY	2310 SANDSIDE CT		ONALASKA	WI	54650	227 LIBERTY ST UNIT 5	34,703.25	1,267.63		
17-40300-60	JAMES M RUMSEY	2310 SANDSIDE CT		ONALASKA	WI	54650	227 LIBERTY ST UNIT 6	34,703.25	1,267.63		
17-40300-70	JOHNSON REAL ESTATE LLC	2304 13TH ST S		LA CROSSE	WI	54601	227 LIBERTY ST UNIT 7	34,703.25	1,267.63		
17-40300-80	JOHNSON REAL ESTATE LLC	2304 13TH ST S		LA CROSSE	WI	54601	227 LIBERTY ST UNIT 8	34,703.25	1,267.63		
17-40300-90	JOHNSON REAL ESTATE LLC	2304 13TH ST S		LA CROSSE	WI	54601	227 LIBERTY ST UNIT 9	34,703.25	1,267.63		
17-40300-100	JOHNSON REAL ESTATE LLC	2304 13TH ST S		LA CROSSE	WI	54601	227 LIBERTY ST UNIT 10	34,703.25	1,267.63		
17-40300-110	DEBORAH L BARCUS, DAVID M BARCUS	525 MAIN ST		LA CROSSE	WI	54601-4022	227 LIBERTY ST UNIT 11	34,703.25	1,267.63		
17-40300-120	DEBORAH L BARCUS, DAVID M BARCUS	525 MAIN ST		LA CROSSE	WI	54601-4022	227 LIBERTY ST UNIT 12	34,703.25	1,267.63		
17-40300-130	DEBORAH L BARCUS, DAVID M BARCUS	525 MAIN ST		LA CROSSE	WI	54601-4022	227 LIBERTY ST UNIT 13	34,703.25	1,267.63		
17-40300-140	DEBORAH L BARCUS, DAVID M BARCUS	525 MAIN ST		LA CROSSE	WI	54601-4022	227 LIBERTY ST UNIT 14	34,703.25	1,267.63		
17-40300-150	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	131 WEST AVE S		LA CROSSE	WI	54601-4129	227 LIBERTY ST UNIT 15	34,703.25	1,267.63		
17-40300-160	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	131 WEST AVE S		LA CROSSE	WI	54601-4129	227 LIBERTY ST UNIT 16	34,703.25	1,267.63		29,375.76
17-40300-170	DEAN R PIPER, JEAN M PIPER	N3616 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 1	29,796.39	1,468.79		
17-40300-180	DEAN R PIPER, JEAN M PIPER	N3616 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 2	29,796.39	1,468.79		
17-40300-190	DEAN R PIPER, JEAN M PIPER	N3616 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 3	29,796.39	1,468.79		
17-40300-200	DEAN R PIPER, JEAN M PIPER	N3616 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 4	29,796.39	1,468.79		
17-40300-210	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 5	29,796.39	1,468.79		
17-40300-220	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 6	29,796.39	1,468.79		
17-40300-230	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 7	29,796.39	1,468.79		
17-40300-240	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 8	29,796.39	1,468.79		
17-40300-250	APM PROPERTIES LLC	201 MAIN ST	STE 700	LA CROSSE	WI	54601	225 LIBERTY ST UNIT 9	29,796.39	1,468.79		
17-40300-260	APM PROPERTIES LLC	201 MAIN ST	STE 700	LA CROSSE	WI	54601	225 LIBERTY ST UNIT 10	29,796.39	1,468.79		
17-40300-270	DEAN R PIPER, JEAN M PIPER	N3651 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 11	29,796.39	1,468.79		
17-40300-280	DEAN R PIPER, JEAN M PIPER	N3651 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 12	29,796.39	1,468.79		
17-40300-290	DEAN R PIPER, JEAN M PIPER	N3651 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 13	29,796.39	1,468.79		
17-40300-300	DEAN R PIPER, JEAN M PIPER	N3651 COUNTY ROAD Y		ROCKLAND	WI	54653	225 LIBERTY ST UNIT 14	29,796.39	1,468.79		
17-40300-310	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 15	29,796.39	1,468.79		
17-40300-320	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 16	29,796.39	1,468.79		
17-40300-330	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 17	29,796.39	1,468.79		
17-40300-340	RICHARD HEVIER, CHERYL HEVIER, DAVID BARCUS, DEBORAH BARCUS	8A KINGS CT		CAMILLUS	NY	13031	225 LIBERTY ST UNIT 18	29,796.39	1,468.79		
17-40300-350	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	131 WEST AVE S		LA CROSSE	WI	54601-4129	225 LIBERTY ST UNIT 19	29,796.39	1,468.79		
17-40300-360	MICHAEL A CALLAHAN, DEBRA J CALLAHAN	131 WEST AVE S		LA CROSSE	WI	54601-4129	225 LIBERTY ST UNIT 20	29,796.39	1,468.79		
17-10296-60	MAGNUM COMMUNICATIONS INC	PO BOX 400		PORTAGE	WI	53901-0400	102 LANG DR	599,226.91	572.50		
17-10298-75	TRISTATE AIRGAS INC	PO BOX 94737		CLEVELAND	OH	44101-4737	905 MONITOR ST	40,222.68	1,987.14		
17-10294-110	MONITORBASS LLC	800 MONITOR ST		LA CROSSE	WI	54603-3107	800 MONITOR ST	29,152.63	19,434.81		
17-10294-100	ROBERT W BURG	2535 MADISON PL		LA CROSSE	WI	54601	726 MONITOR ST	29,388.45	23,468.20		
17-10294-55	ROBERT W BURG, BARBARA A BOYD	700 MONITOR ST		LA CROSSE	WI	54603-3106	700 MONITOR ST	70,835.70	14,980.03		
17-10297-21	MA MANOCK PROPERTIES LLC	816 MONITOR ST		LA CROSSE	WI	54603-3101	818 MONITOR ST	32,810.57	18,977.97		
17-10297-22	DONALD L STOECKLY, DIANE STOECKLY	816 MONITOR ST		LA CROSSE	WI	54603-3107	830 MONITOR ST	29,043.24	28,434.12		
17-10225-70	GLEN D KENDHAMMER, DIANE M KENDHAMMER	707 MONITOR ST		LA CROSSE	WI	54603-3138	707 MONITOR ST	12,924.44	3,696.65		
								364,118.62		16,623.75	4.57%

Updated: 9/29/2022



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1178

Agenda Date: 10/6/2022

Version: 1

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number:

Resolution approving sale of surplus property and allocation of funds related to certain charges on real estate at 717 Wall Street.

RESOLUTION

WHEREAS, the City of La Crosse owns parcel #17-10290-10 located at 717 Wall St.;
and

WHEREAS, at the May 16, 2022 meeting of the Board of Public Works, it was determined to move forward with the Offer to Purchase from John M. Olson and Sarah B. Olson at the price of Nine Thousand Three Hundred Dollars (\$9300.00), for their proposed plan to combine with property with their own lot and construct a garage to serve the combined property, with that offer attached to this legislation; and

WHEREAS, in 2017 it was necessary for the City of La Crosse to perform certain work and services to the property in order to abate public nuisance issues, including, without limitation, the demolition of the improvements on the property, and

WHEREAS, the City placed a lien on the property in the amount of \$25,718.23 in 2017 for the partial recovery of said abatement costs, of which additional interest and penalties in the amount of approximately \$21,700 associated with that charge has accrued to date, and

WHEREAS, interest and penalty charges are accrued on a monthly basis for all outstanding payments; and

WHEREAS, the City will be reimbursed by the County for the charges associated with the abatement after the payment has been made the County.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby authorizes the sale of this property to John M. Olson and Sarah B. Olson.

BE IT FURTHER RESOLVED that funds from the General Fund, account 1009910-551030, not to exceed \$55,000 shall be available for payment at closing to the County for all outstanding taxes due, including the abatement related costs, interest and penalties associated.

BE IT FURTHER RESOLVED that proceeds from the sale shall be deposited into General Revenue-Sale of Land, account 1009910-491002.

BE IT FURTHER RESOLVED that City staff is authorized to take any action necessary to effectuate this resolution.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute any documents in connection with said sale.

VACANT LAND OFFER TO PURCHASE

IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY-ENFORCEABLE CONTRACT, BOTH PARTIES SHOULD READ THIS DOCUMENT CAREFULLY AND UNDERSTAND IT BEFORE SIGNING.

The undersigned BUYER, John M. Olson and Sarah B. Olson, husband and wife, survivorship marital property, hereby offers to purchase the property known as 717 Wall Street in the City of La Crosse, County of La Crosse, Wisconsin, at the price of Nine Thousand Three Hundred Dollars (\$9,300.00) and on the terms and conditions as follows:

TIME IS OF THE ESSENCE AS TO: ACCEPTANCE, LEGAL POSSESSION, OCCUPANCY, DATE OF CLOSING AND AS TO ALL DATES INSERTED IN THIS OFFER.

THE BUYER'S OBLIGATION TO CONCLUDE THIS TRANSACTION IS CONDITIONED UPON THE CONSUMMATION OF THE FOLLOWING:

If this Offer is subject to financing, survey, percolation test, specific zoning or use, approval of recorded building and use restrictions and covenants, or any other contingency, it must be stated here. If none, so state.

None

BUYER agrees that unless otherwise specified, BUYER will, in good faith, pay all costs of securing any financing to the extent permitted by law, and will perform all acts necessary to expedite such financing.

Included in the purchase price are such of the following items as may be on the Property on the date of this Offer, which will be delivered free and clear of encumbrances: all fixtures; and all garden bulbs, plants, shrubs and trees.

ADDITIONAL ITEMS INCLUDED IN THE SALE: None.

ITEMS NOT INCLUDED IN THE SALE: None.

SELLER shall, upon payment of the purchase price, convey the Property by warranty deed free and clear of all liens and encumbrances, excepting: municipal and zoning ordinances, recorded easements for public utilities serving the Property, recorded building and use restrictions and covenants, general taxes levied in the year of Closing, provided none of the foregoing prohibit present use, and SELLER shall complete and

execute the documents necessary to record the conveyance. (WARNING: Recorded building and use restrictions and covenants can have material impact on the use of or improvements to the Property.)

This Offer is binding upon both parties only if a copy of the accepted Offer is deposited, postage or fees prepaid, in the U.S. mail, a commercial delivery system, or email addressed to BUYER at 1003 Avon Street, La Crosse, Wisconsin 54603; jmolson7@juno.com, or by personal delivery of the accepted Offer to BUYER on or before June 30, 2022. Otherwise, this Offer is void and all earnest money shall be promptly returned to BUYER.

This transaction is to be closed at the office of BUYER'S mortgagee or at the office of Hale, Skemp, Hanson, Skemp & Sleik on or before August 1, 2022, or at such other time and place as may be agreed in writing.

Legal possession of Property shall be delivered to BUYER on date of Closing.

Occupancy of Property shall be given to BUYER at closing.

Regardless of any provision in this Agreement to the contrary, SELLER makes no warranties or representations (other than warranties of title) regarding the Property. SELLER specifically shall convey the Property in an "**AS IS - WHERE IS CONDITION**". BUYER shall rely exclusively on BUYER'S inspection of the Property in proceeding with its purchase hereunder and not on any representation of SELLER or any of SELLER'S agents.

The following items shall be prorated as of the day of Closing: general taxes, rents and water and sewer use charges.

Special assessments, if any, for work on site actually commenced or levied prior to date of this Offer shall be paid by SELLER. All other special assessments shall be paid by BUYER. (Caution: Consider a special agreement if area assessments or homeowners' association assessments are contemplated.)

SELLER shall provide to BUYER at SELLER'S expense at least five (5) business days before Closing a commitment from a title insurance company licensed in Wisconsin to issue title insurance in the amount of the purchase price upon recording of proper documents; showing title to the Property as of a date no more than fifteen (15) days before such title proof is provided to BUYER to be in the condition called for in this Offer, and further subject only to liens which will be paid out of the proceeds of the Closing and standard title insurance exceptions. BUYER shall notify SELLER of any valid objection to title in writing by Closing. SELLER shall have a reasonable time, but not exceeding fifteen (15) days, to remove the objections, and Closing shall be extended as necessary for this purpose.

If the Property is damaged by fire or other elements prior to time of Closing in an amount which exceeds five percent of the purchase price, this offer may be canceled at option of BUYER. Should BUYER elect to carry out this agreement despite such damage, BUYER shall be entitled to the insurance proceeds relating to damage to property.

BUYER:

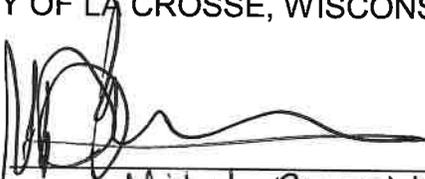
By: John M. Olson
Name: John M. Olson
Date: June 2, 2022

By: Sarah B. Olson
Name: Sarah B. Olson
Date: June 6, 2022

THIS OFFER IS HEREBY ACCEPTED, THE WARRANTIES AND REPRESENTATIONS MADE HEREIN SURVIVE THE CLOSING OF THIS TRANSACTION. THE UNDERSIGNED HEREBY AGREES TO SELL AND CONVEY THE ABOVE-MENTIONED PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

SELLER:

CITY OF LA CROSSE, WISCONSIN

By: 
Name: Mitch Reynolds
Title: Mayor
Date: June 20, 2022

By: _____
Name: _____
Title: _____
Date: June __, 2022



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

717 WALL ST LA CROSSE

[Print View](#)

Parcel: 17-10006-90 Internal ID: 23727
Municipality: City of La Crosse Record Status: Current

Outstanding Taxes

Tax Yr.	Bill #	Total Tax	Total Paid	Accrued Interest	Accrued Penalties	Remaining Bal.
2016	62	\$1,075.97	\$240.47	\$582.18	\$291.09	\$1,708.77
2017	62	\$25,940.92	\$0.00	\$14,526.96	\$7,263.20	\$47,731.08
2018	62	\$207.09	\$0.00	\$91.08	\$45.76	\$343.93
2019	62	\$228.28	\$0.00	\$72.96	\$36.48	\$337.72
2020	61	\$227.91	\$0.00	\$45.60	\$22.80	\$296.31
2021	62	\$540.26	\$0.00	\$43.20	\$21.60	\$605.06

[Parcel](#)

[Taxes](#)

[Outstanding Taxes](#)

[Assessments](#)

[Deeds](#)

[Permits](#)

[History](#)

La Crosse County Land Records Information
(Ver: 2021.11.2.0)

[Site Disclaimer](#)

Agenda Item 22-1178 (Andrea Trane)

Resolution approving sale of surplus property and allocation of funds related to certain charges on real estate at 717 Wall Street.

General Location

Lower Northside and Depot Neighborhood Association, Council District 2. On Wall St between Caledonia and Avon Sts.

Background Information

The City acquired this property on 11/11/21 due to unpaid taxes. In 2017, while the property was privately owned, it was necessary for the City to perform certain work and services to the property in order to abate public nuisance issues, including, without limitation, the demolition of the improvements on the property. The cost for this work is included in the unpaid taxes on the property.

The City declared this parcel surplus 2/2/22 and advertised it to be for sale per the surplus land policy. The proposal from Mr. and Mrs. John and Sarah Olson was accepted by the Board of Public Works on 5/16/22.

After discussing the issue of clearing the unpaid taxes, the County has advised that at closing all fees would be paid and then the County would reimburse the City for the delinquent special charges,

Recommendation of Other Boards and Commissions

Offer to purchase was approved by the Board of Public Works on 5/16/22.

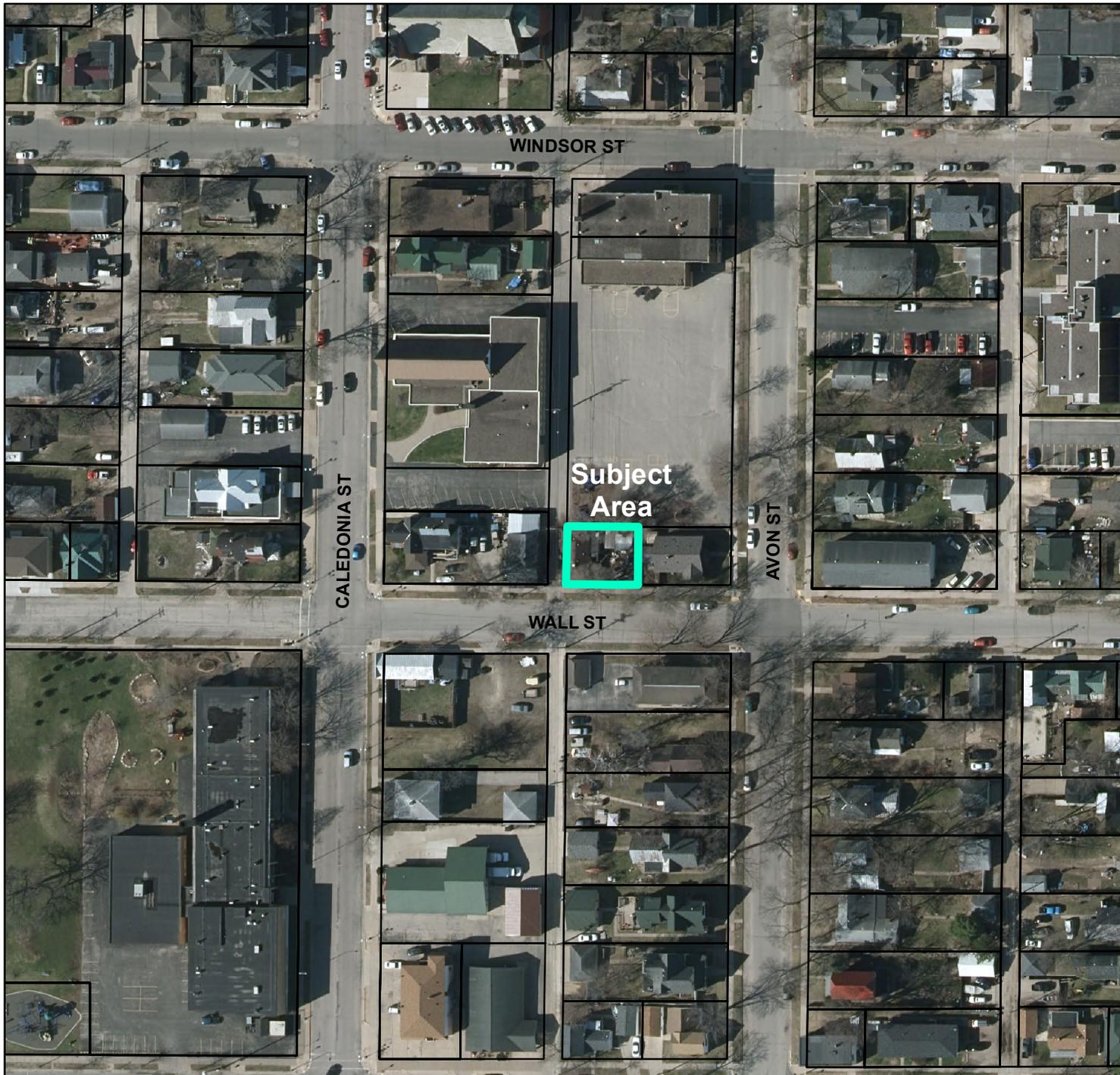
Consistency with Adopted Comprehensive Plan

Zoning of this property will remain residential and therefore still consistent with the Comprehensive Plan.

Staff Recommendation

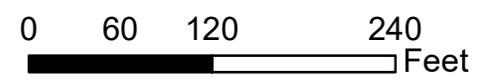
Planning staff recommend approval.

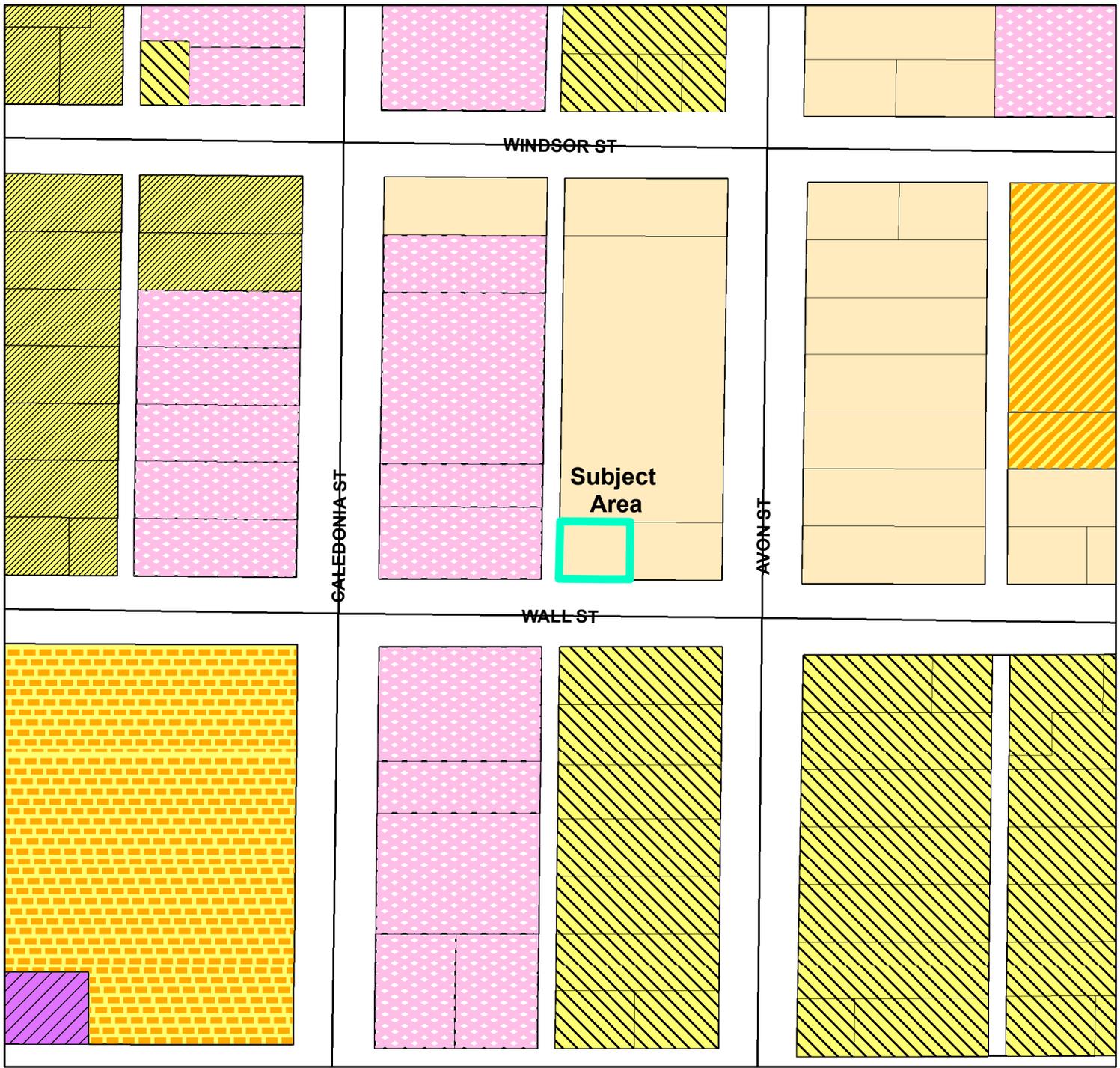
Routing F&P 10.6.2022



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

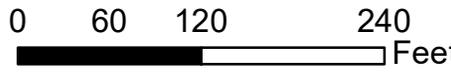




BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
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City Limits
 SUBJECT PROPERTY





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1231

Agenda Date: 10/3/2022

Version: 1

Status: Agenda Ready

In Control: City Plan Commission

File Type: General Item

Agenda Number: 5

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
CITY OF LA CROSSE, WISCONSIN**

NOTICE IS HEREBY GIVEN that the City of La Crosse will hold a Joint Review Board meeting on October 3, 2022 at 2:00 p.m.

The meeting will be held at the La Crosse City Hall, located at 400 La Crosse Street.

The purpose of the meeting is to organize the Joint Review Board for further consideration of the City's proposal to amend Tax Incremental District No. 18.

The Joint Review Board will also review the annual reports and the performance and status of each Tax Incremental District governed by the Joint Review Board as required by Wis. Stat. § 66.1105(4m)(f).

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of La Crosse will hold a public hearing on October 3, 2022 at 4:00 p.m.

The meeting will be held at the La Crosse City Hall, located at 400 La Crosse Street. You may also attend the meeting remotely, if you prefer.

You are invited to call Planning Room #1 on Lifesize.

Join the meeting: <https://call.lifesizecloud.com/4796124>

Click to call from Mobile (audio only)

United States: +1 (877) 422-8614,, 4796124#

Call in by Phone (audio only)

United States: +1 (877) 422-8614

Meeting extension: 4796124#

The hearing will be held to provide the public a reasonable opportunity to comment on the proposed amendments to the Project Plan for Tax Incremental District No. 18.

The territory within the District was previously identified as a blighted area at the time of the District's creation.

Projects to be undertaken within the District and costs to be incurred (Project Costs) will continue to be for the purpose of eliminating or reducing blight and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Project Costs may be undertaken within the District's proposed boundary and in areas located in the City within ½ mile of that boundary.

As permitted under Wisconsin Statutes Section 66.1105(4)(h)1., the list of estimated Project Costs in the current Project Plan would be amended and increased by approximately \$35,000,000.

All interested parties will be given a reasonable opportunity to comment on the proposed amendments to the District's Project Plan. A copy of the proposed amendment to the District's Project Plan is available for public inspection and will be provided on request during normal business hours at the office of the City Clerk at the La Crosse City Hall, located at 400 La Crosse Street.

By Order of the City of La Crosse, Wisconsin

Published September 26, 2022



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1232

Agenda Date: 10/3/2022

Version: 1

Status: Agenda Ready

In Control: City Plan Commission

File Type: Resolution

Agenda Number: 6

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN OF
TAX INCREMENTAL DISTRICT NO. 18,
CITY OF LA CROSSE, WISCONSIN**

WHEREAS, the City of La Crosse (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 18 (the "District") was created by the City on July 9, 2020 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of La Crosse County, the School District of La Crosse School District, and the Western Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on October 3, 2022 held a public hearing concerning the proposed amendment to the Project Plan of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission adopted the Project Plan and recommended to the Common Council that it amend the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that:

1. The boundaries of the District named "Tax Incremental District No. 18, City of La Crosse" remain unchanged.
2. That this Amendment is effective as of the date of adoption of this resolution.
3. The Common Council finds and declares that:
 - (a) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (b) The City estimates that less than 35% OR of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (c) The project costs relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District was created.
4. The Project Plan for "Tax Incremental District No. 18, City of La Crosse" (see attachment), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

Adopted this _____ day of _____, 2022.

Mayor

City Clerk

DRAFT September 26, 2022

PROJECT PLAN AMENDMENT

City of La Crosse, Wisconsin

Tax Incremental District No. 18



Prepared by:

Ehlers

N21W23350 Ridgeview Parkway West,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled: Oct. 3, 2022
Public Hearing Held:	Scheduled: Oct. 3, 2022
Approval by Plan Commission:	Scheduled: Oct. 3, 2022
Adoption by Common Council:	Scheduled: Nov. 10, 2022
Approval by the Joint Review Board:	TBD

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 18 (“District”) is a Blighted Area District created on July 9, 2020. The District was created to:

- Provide a means to finance public and private improvements throughout the redevelopment area known as River Point District for mixed-use purposes

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

The City anticipates making total additional expenditures (net of sums already expended and part of the original plan budget) of approximately \$50,000,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”).

Incremental Valuation

The City projects that new land and improvements value of approximately \$161,000,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 23 of its allowable 27 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation (and amendment) of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

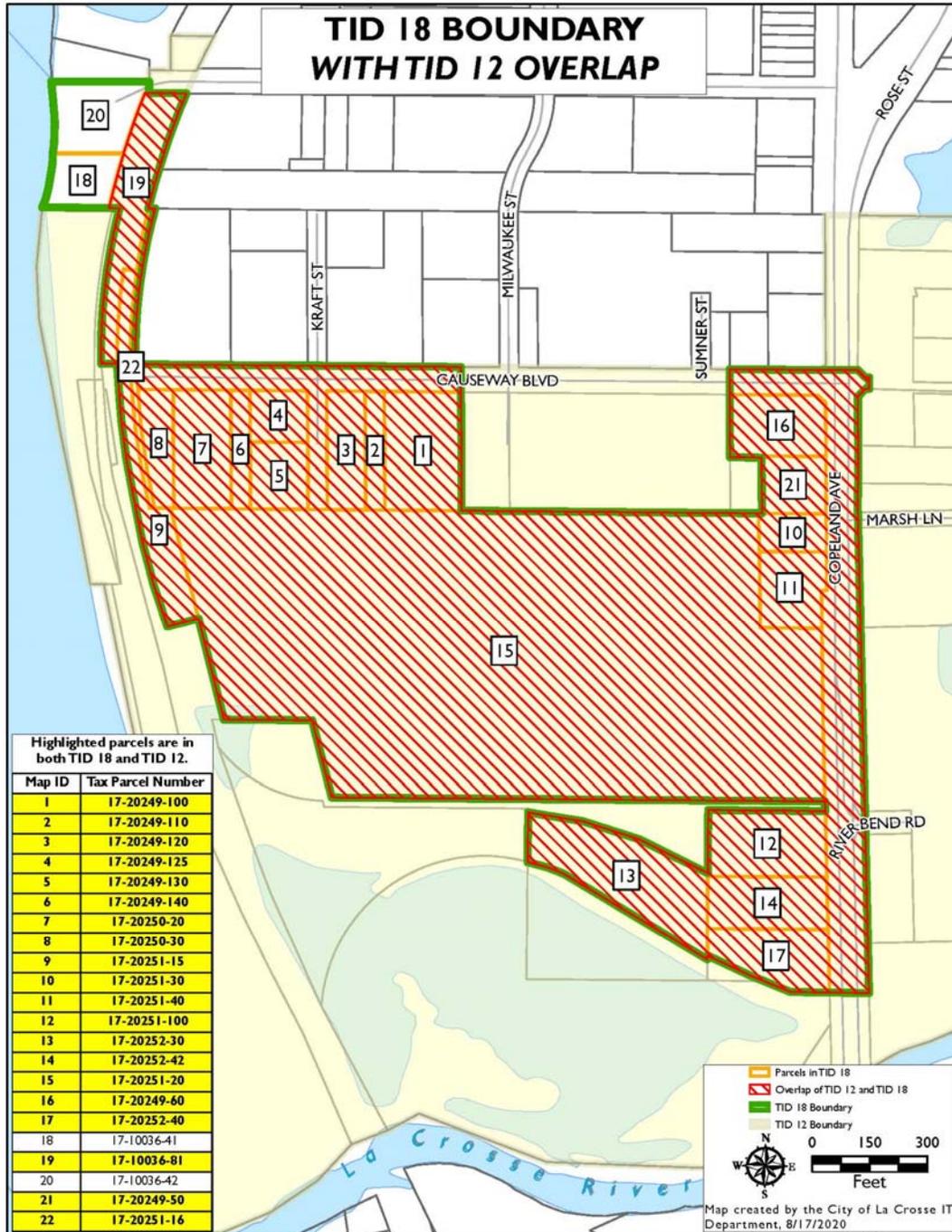
The substantial investment needed to provide buildable sites and the public infrastructure necessary to allow for (re)development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements. Further, it is likely the City will need to provide public assistance to certain projects to achieve the development plan for the area.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:**
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected (including the sharing of excess tax increment by one or more “donor” districts) are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
 - The development expected to occur within the District would create approximately 900 residential units, providing for multi-generational housing opportunities, as well as for workers in the City.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. The boundaries of the District are not being amended.
5. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
6. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
7. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

8. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

SECTION 2: Map of Current District Boundary

The District's boundaries are not being amended.



SECTION 3:

Map Showing Existing Uses and Conditions

The District's boundaries are not being amended. The "Map Showing Existing Uses and Conditions" included within the District's original Project Plan dated July 9, 2020 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 4: Equalized Value Test

No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

SECTION 5:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on July 9, 2020 is amended to add the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City

construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided

that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

Street improvements, including costs within the street right of way

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

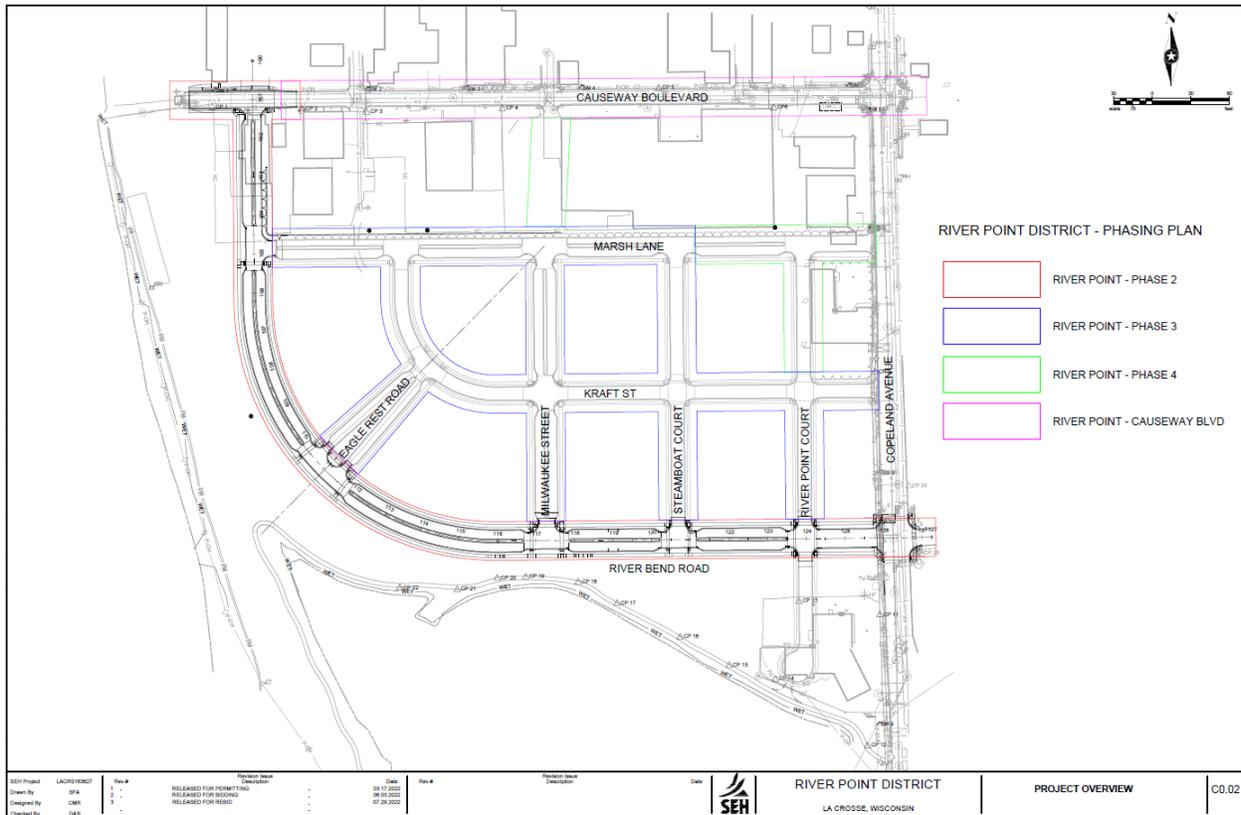
Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 6: Map Showing Proposed Improvements and Uses



Development incentives may occur anywhere within the District’s boundaries.

SECTION 7:
Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City has made, expects to make, or may need to make in conjunction with the implementation of the District’s Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

See Following Page

City of La Crosse, Wisconsin

Tax Increment District # 18

Estimated Amended (Additional) Project List

Project ID	Project Name/Type	2023 - 2027	Phase III 2024	Phase IV 2025	Through 2042	Life of District	Total (Note 1)
1	Parks & Public Spaces	5,100,000					5,100,000
2	Marina Improvements	3,300,000					3,300,000
3	Shoreline Stabilization	2,450,000					2,450,000
4	Trails and Rive/Boardwalk	1,500,000					1,500,000
5	Surface Parking	1,000,000					1,000,000
6	Acquisition/Demolition	1,500,000					1,500,000
7	Sanitary Sewer System Improvements		680,000	295,000			975,000
8	Water System Improvements		1,465,000	920,000			2,385,000
9	Stormwater Improvements		1,835,000	400,000			2,235,000
10	Streets, including ROW & signals		6,450,000	2,550,000			9,000,000
11	Development Incentives				20,000,000		20,000,000
12	Administration					450,000	450,000
Total Projects		<u>14,850,000</u>	<u>10,430,000</u>	<u>4,165,000</u>	<u>20,000,000</u>	<u>450,000</u>	<u>49,895,000</u>

Notes:

Note 1 Project costs are estimates and are subject to modification

Note 2 These costs supplement, and do not restate or revise the costs set forth in the original plan creating the district

SECTION 8:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

Project Costs the City plans to make are expected to result in \$160 million in incremental value by 2032. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City’s current equalized TID Interim tax rate of \$23.88 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$76,765,766 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

City of La Crosse, Wisconsin													
Tax Increment District # 18													
Development Assumptions													
Construction Year	Actual	Retail	Office	Multifamily	Townhomes	Senior Housing	Residential Tower	Mixed Use	Commercial	Other	Hotel	Annual Total	Construction Year
1 2020	616,600											616,600	2020 1
2 2021	0											0	2021 2
3 2022												0	2022 3
4 2023												0	2023 4
5 2024												0	2024 5
6 2025		1,400,000	6,760,000	15,778,750	5,880,000				1,700,000			31,518,750	2025 6
7 2026		1,400,000	6,760,000		2,940,000	7,905,000	19,140,000	9,425,000	1,700,000		7,610,000	56,880,000	2026 7
8 2027				15,778,750	2,940,000				1,600,000	2,200,000		22,518,750	2027 8
9 2028		1,400,000	6,760,000				7,975,000					16,135,000	2028 9
10 2029		1,400,000		15,778,750								17,178,750	2029 10
11 2030						7,889,375						7,889,375	2030 11
12 2031						7,889,375						7,889,375	2031 12
13 2032												0	2032 13
14 2033												0	2033 14
15 2034												0	2034 15
16 2035												0	2035 16
17 2036												0	2036 17
18 2037												0	2037 18
19 2038												0	2038 19
20 2039												0	2039 20
21 2040												0	2040 21
22 2041												0	2041 22
23 2042												0	2042 23
24 2043												0	2043 24
25 2044												0	2044 25
26 2045												0	2045 26
27 2046												0	2046 27
Totals	616,600	5,600,000	20,280,000	63,115,000	11,760,000	7,905,000	27,115,000	9,425,000	5,000,000	2,200,000	7,610,000	160,626,600	

Notes:

Table 2 – Tax Increment Projection Worksheet

City of La Crosse, Wisconsin										
Tax Increment District # 18										
Tax Increment Projection Worksheet										
Type of District	Blighted Area		Base Value	0		Apply to Base Value				
District Creation Date	July 9, 2020		Appreciation Factor	0.00%						
Valuation Date	Jan 1,	2020	Base Tax Rate	\$23.88						
Max Life (Years)	27		Rate Adjustment Factor							
Expenditure Period/Termination	22	7/9/2042	Tax Exempt Discount Rate	4.50%						
Revenue Periods/Final Year	27	2048	Taxable Discount Rate	6.00%						
Extension Eligibility/Years	Yes	3								
Eligible Recipient District	Yes									

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt		
								NPV Calculation	Taxable NPV Calculation	
1	2020	616,600	2021	0	616,600	2022	\$23.88	14,723	12,901	12,361
2	2021	0	2022	0	0	2023	\$23.88	0	12,901	12,361
3	2022	0	2023	0	0	2024	\$23.88	0	12,901	12,361
4	2023	0	2024	0	0	2025	\$23.88	0	12,901	12,361
5	2024	0	2025	0	0	2026	\$23.88	0	12,901	12,361
6	2025	31,518,750	2026	0	31,518,750	2027	\$23.88	752,581	542,105	484,540
7	2026	56,880,000	2027	0	88,398,750	2028	\$23.88	2,110,720	1,962,418	1,733,872
8	2027	22,518,750	2028	0	110,917,500	2029	\$23.88	2,648,406	3,667,800	3,212,728
9	2028	16,135,000	2029	0	127,052,500	2030	\$23.88	3,033,665	5,537,141	4,810,825
10	2029	17,178,750	2030	0	144,231,250	2031	\$23.88	3,443,847	7,567,853	6,522,311
11	2030	7,889,375	2031	0	152,120,625	2032	\$23.88	3,632,223	9,617,413	8,225,239
12	2031	7,889,375	2032	0	160,010,000	2033	\$23.88	3,820,600	11,680,434	9,915,095
13	2032	0	2033	0	160,010,000	2034	\$23.88	3,820,600	13,654,616	11,509,297
14	2033	0	2034	0	160,010,000	2035	\$23.88	3,820,600	15,543,785	13,013,263
15	2034	0	2035	0	160,010,000	2036	\$23.88	3,820,600	17,351,603	14,432,097
16	2035	0	2036	0	160,010,000	2037	\$23.88	3,820,600	19,081,572	15,770,621
17	2036	0	2037	0	160,010,000	2038	\$23.88	3,820,600	20,737,045	17,033,379
18	2037	0	2038	0	160,010,000	2039	\$23.88	3,820,600	22,321,230	18,224,660
19	2038	0	2039	0	160,010,000	2040	\$23.88	3,820,600	23,837,196	19,348,510
20	2039	0	2040	0	160,010,000	2041	\$23.88	3,820,600	25,287,881	20,408,746
21	2040	0	2041	0	160,010,000	2042	\$23.88	3,820,600	27,876,521	22,693,507
22	2041	0	2042	0	160,010,000	2043	\$23.88	3,820,600	29,264,736	23,693,730
23	2042	0	2043	0	160,010,000	2044	\$23.88	3,820,600	30,593,172	24,637,336
24	2043	0	2044	0	160,010,000	2045	\$23.88	3,820,600	31,864,403	25,527,530
25	2044	0	2045	0	160,010,000	2046	\$23.88	3,820,600	33,080,891	26,367,337
26	2045	0	2046	0	160,010,000	2047	\$23.88	3,820,600	34,244,995	27,159,607
27	2046	0	2047	0	160,010,000	2048	\$23.88	3,820,600	35,358,970	27,907,031
Totals	160,626,600		0		Future Value of Increment	76,765,766				

Notes:
 Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

Table 3 provides a summary of the District’s financing plan. The City and its RDA may use a variety of financing tools to achieve the redevelopment objectives for River Point District. These include but are not limited to the issuance of debt by the City and/or its RDA, receipt of excess tax increment from one or more donor TIDs, advances from other funds, use of positive tax increments on both an annual and cumulative basis, and reimbursement of private development costs through use of cash grants to owners or lessees of property within the District.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 4**), the District is projected to accumulate sufficient funds by the year 2044 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 - Financing Plan

Description	Year	Amount	Structure
Parks/Public Spaces/Marina	2024	\$5,000,000	G.O. Bonds – Amortizing
Phase III Infrastructure	2024	\$10,500,000	RDA Rev – I/O Balloon
Phase IV Infrastructure	2025	\$4,250,000	RDA Rev – I/O Balloon
Parks/Public Spaces/Marina	2026	\$5,000,000	G.O. Bonds – Amortizing
Parks/Public Spaces/Marina	2027	\$5,000,000	G.O. Bonds - Amortizing

SECTION 9:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No territory is being added to the District as part of this Plan Amendment.

SECTION 10:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning prior to or at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for redevelopment into a mixed-use area.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 13:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development of the City by creating opportunities for mixed use development, rehabilitating and conserving property, eliminating blighted areas, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and commercial opportunities, and creation of housing suitable to various income classes.

SECTION 14:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District. Therefore, the City does not anticipate non-project costs for the District. Should other sources of funding for eligible project costs of the District, the City will use that funding to decrease expenditures within the District.

SECTION 15:
**Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

SAMPLE

Mayor
City of La Crosse
400 La Crosse St
La Crosse, Wisconsin 54601

RE: Project Plan Amendment for Tax Incremental District No. 18

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As City Attorney for the City of La Crosse, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of La Crosse Tax Incremental District No. 18 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 16: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.								
Statement of Taxes Data Year:		2021				Percentage		
County		12,239,970				11.24%		
Special District						0.00%		
Municipality		51,359,279				47.16%		
School District of La Crosse		40,141,396				36.86%		
Technical College		5,156,687				4.74%		
Total		108,897,332						
Revenue Year	County	Special District	Municipality	School District of La Crosse	Technical College	Total	Revenue Year	
2022	1,655	0	6,944	5,427	697	14,723	2022	
2023	0	0	0	0	0	0	2023	
2024	0	0	0	0	0	0	2024	
2025	0	0	0	0	0	0	2025	
2026	0	0	0	0	0	0	2026	
2027	84,590	0	354,940	277,414	35,637	752,581	2027	
2028	237,243	0	995,479	778,047	99,950	2,110,720	2028	
2029	297,679	0	1,249,068	976,247	125,412	2,648,406	2029	
2030	340,981	0	1,430,768	1,118,260	143,655	3,033,665	2030	
2031	387,086	0	1,624,222	1,269,460	163,079	3,443,847	2031	
2032	408,259	0	1,713,067	1,338,899	171,999	3,632,223	2032	
2033	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2033	
2034	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2034	
2035	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2035	
2036	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2036	
2037	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2037	
2038	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2038	
2039	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2039	
2040	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2040	
2041	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2041	
2042	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2042	
2043	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2043	
2044	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2044	
2045	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2045	
2046	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2046	
2047	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2047	
2048	429,432	0	1,801,911	1,408,338	180,919	3,820,600	2048	
		8,628,409	0	36,205,060	28,297,158	3,635,140	76,765,766	

Notes:
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

Agenda Item 22-1232 (Julie Emslie)

Resolution Approving an Amendment to the Project Plan for Tax Incremental District No. 18.

General Location

River Point District, overlapping TID 12

Background Information

The proposed amendment will incorporate anticipated and updated costs for the development of River Point District infrastructure, developer incentives, and public parks, grounds, and recreational opportunities.

Recommendation of Other Boards and Commissions

To be reviewed by the Joint Review Board at 2pm on 10/3/22.

Consistency with Adopted Comprehensive Plan

The Comprehensive Plan promotes the prudent use of Tax Incremental Financing Districts.

Staff Recommendation

Planning staff recommends approval.

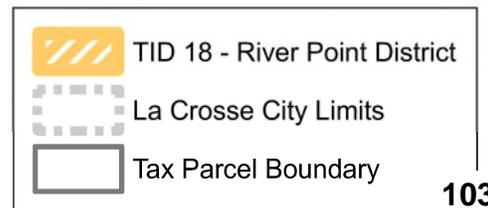
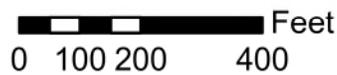
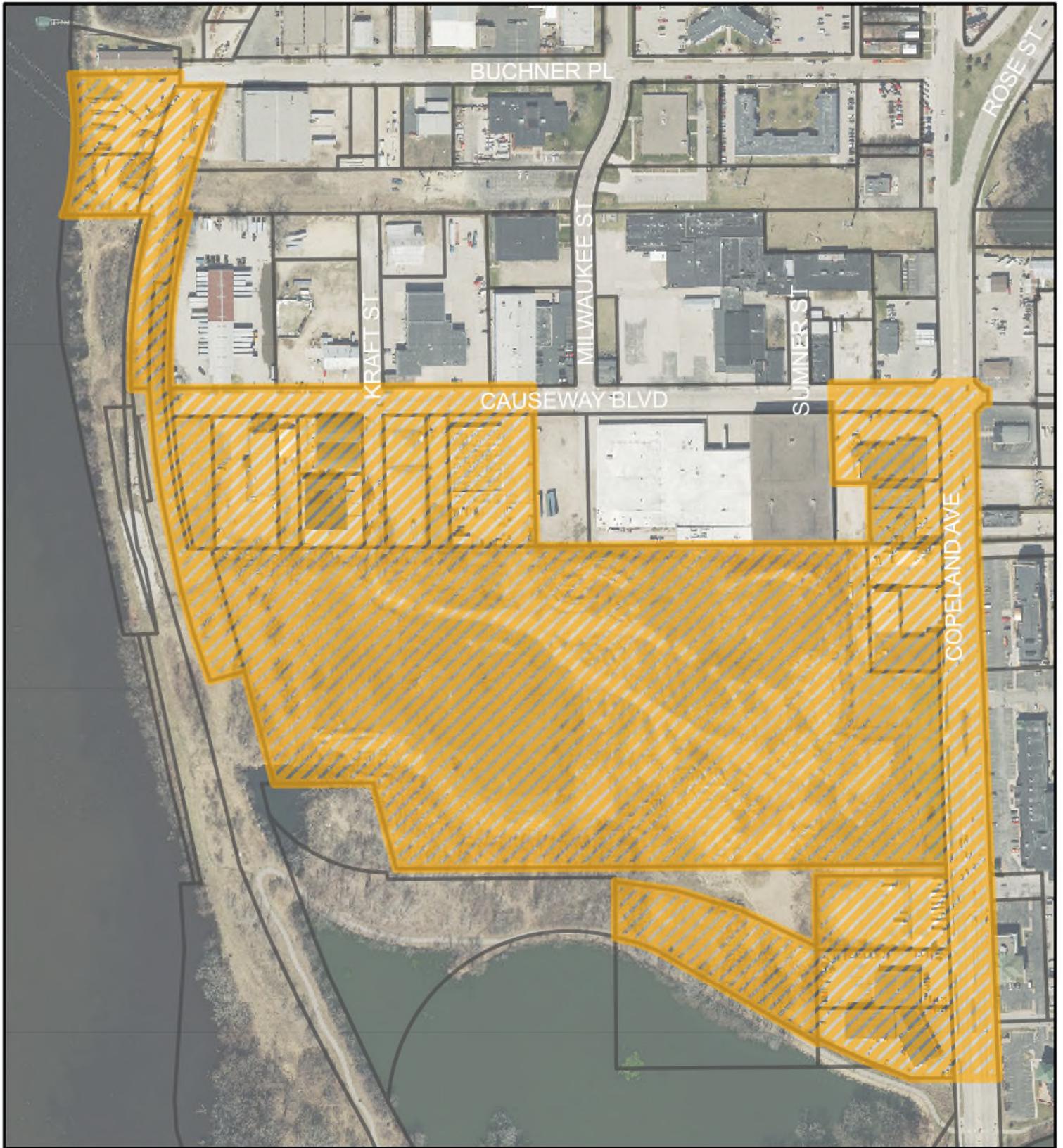
Routing

J&A 11.1.22

Council 11.10.22

JRB for final approval between Nov 22-Dec 31, 2022. A specific date has yet to be selected.

Tax Increment District No. 18 - La Crosse, Wisconsin





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1250

Agenda Date:

Version: 1

Status: Agenda Ready

In Control: City Plan Commission

File Type: General Item

Agenda Number: 7.

FORWARD LA CROSSE

Future Land Use & SWOT Analysis: Steering Committee Request for Feedback

October 3, 2022



Photo Credit: Dylan O.

Goals

1. Describe the intent of and relationship between Future Land Use (FLU) Mapping and Zoning.
2. Describe La Crosse's existing FLU Map and associated zoning categories.
3. Provide an overview of the advantages of Neighborhoods, Districts, Corridors (NDC) Model for FLU Mapping.
4. Provide an opportunity for the Steering Committee to ask questions about the NDC Model.

Future Land Use Mapping in Comprehensive Planning

The **Future Land Use (FLU) map** is:

- A community's **visual guide to future planning.**
- A community's **shared vision** regarding:
 - Where houses and businesses should be built,
 - Where farmland and other open spaces should persist, and
 - Where recreational opportunities should expand, among others.
- An **estimate** of what the community may look like if population, housing, and employment forecasts prove true, and if land policies, implemented to reach the desired future, are successful.
- A **guide for policymaking.**
- A representation of a community's vision for property owners' options in the future based on community's goals.

The FLU map is **NOT**:

- An exact prediction of future land use patterns.
- A representation of property owners rights now, regardless of community planning goals.

**A new future land use map will be included as part of the Comprehensive Plan Update.*

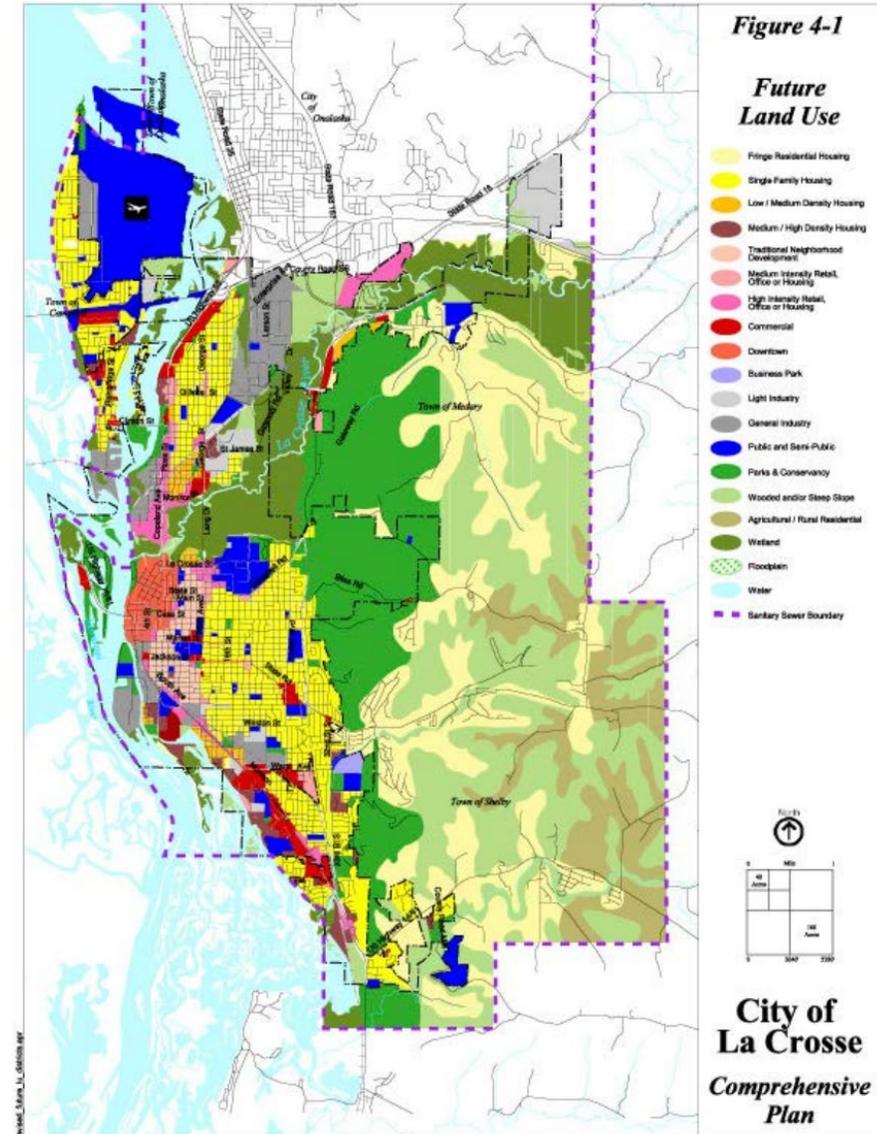
***For more about FLU mapping: https://www3.uwsp.edu/cnr-ap/clue/Documents/DataMappingGIS/Citizen_Guide_Future_Land_Use_Mapping.pdf*

Existing FLU Map

The Future Land Use Map provides a vision for the community's future.

Currently, La Crosse's FLU Map delineates individual parcels according to 16 residential, commercial, industrial, and environmental categories.

- Does not consider the broader block or neighborhood
- Creates strict parcel by parcel delineation of land uses
- Limited flexibility



Future Land Use: The NDC Model

- Future Land Use Maps can take different forms.
- GRAEF recommends the **Neighborhoods, Districts, & Corridors (“NDC” Model)** championed by the Congress for New Urbanism.
- The NDC Model generalizes future land use by grouping areas into these broad categories.

Benefits:

- *Recognizes land use patterns at a broader scale*
- *Goes beyond parcel boundaries*
- *Allows for flexibility and creativity; not rigid*
- *Recognizes the City is not simply a collection of land uses, but a community composed of unique places with special identities*

Future Land Use: The NDC Model

South Milwaukee Example



South Milwaukee's neighborhoods, districts and corridors fit these principles, with many unique identities and regional metropolitan attractions.

Future land use for South Milwaukee is based on two elements in this chapter:

- » the Neighborhoods, Districts & Corridors map ("Future Land Use map"), and
- » the Future Land Use tables.

Determining the appropriate future land use for a parcel or a set of sites comes from these two items.

NEIGHBORHOODS

South Milwaukee neighborhoods were identified during the comprehensive planning process based on their distinct identities, housing characteristics, and geographic features.

Neighborhoods in South Milwaukee:

- » Historic Grant Park
- » South Towne
- » Parkway Heights
- » M District
- » Drexel Highlands
- » Blakewood
- » Lakeview
- » Lakeshore
- » Historic Lakeview

DISTRICTS

Districts were selected during the comprehensive planning process as areas where the City, property owners, and investors should concentrate business activity and expansion over the next twenty years.

Districts in South Milwaukee:

- » Downtown

CORRIDORS

Corridors identify areas of connectivity between the neighborhoods and districts that can accommodate a variety of land uses, including natural, recreational and cultural uses.

Corridors in South Milwaukee:

- » North Chicago Avenue
- » South Chicago Avenue
- » Grant Park Corridor
- » Oak Creek Parkway Corridor

OVERLAYS

There are two overlay areas in South Milwaukee. These two overlays have been created to cater to the special circumstances of the city's development pattern and natural features. These two overlays include:

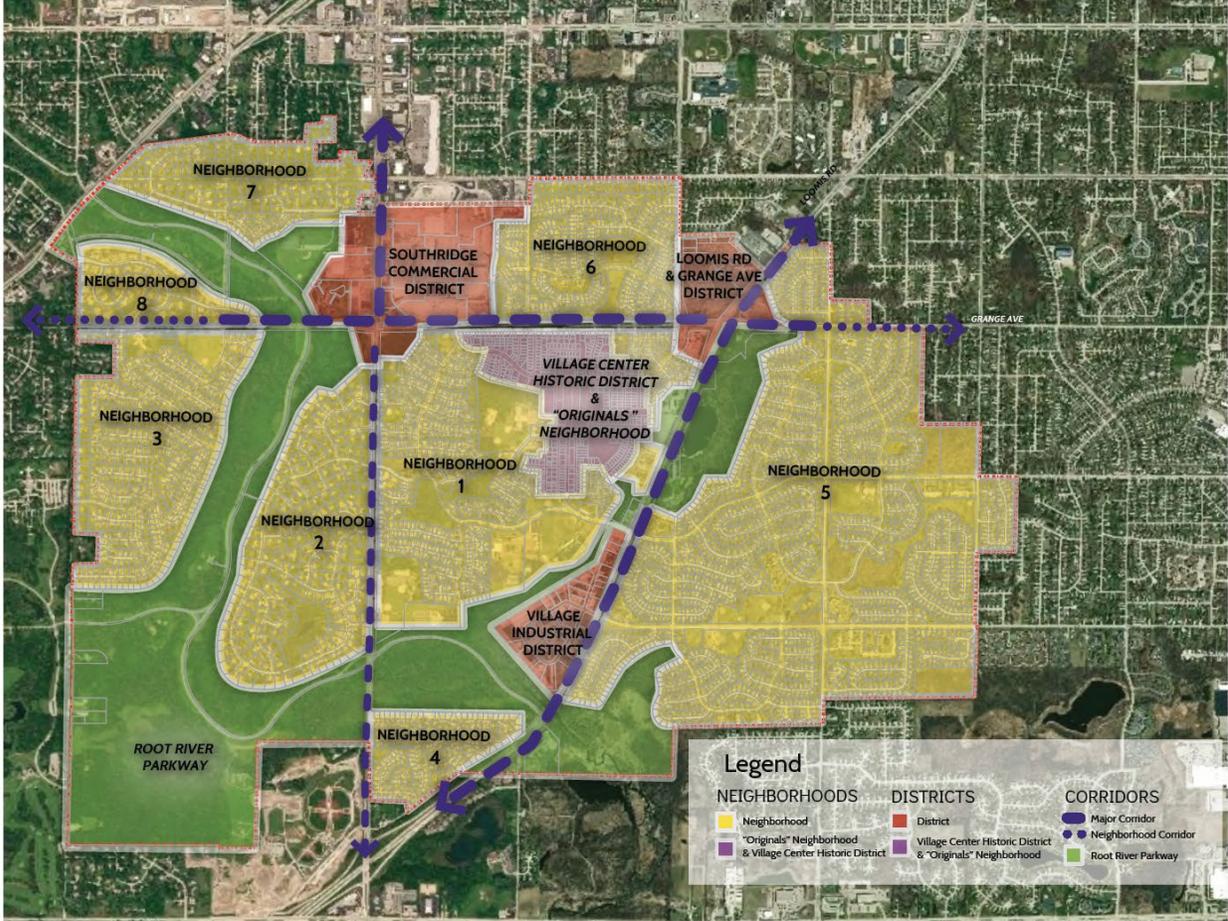
- » Grant Park, Oak Creek and Lakeshore Overlay
- » South Chicago Avenue South Overlay

The NDC Model

Greendale Example

Greendale's Comprehensive Plan also features a Future Land Use Map organized by the NDC Model.

Figure 5-6. Neighborhoods, Districts, and Corridors



Future Land Use:

Greendale Example

It is further guided by a Future Land Use Recommendations Table that describes **desired, allowable, and undesirable uses**.

Unlike a typical land use planning approach, the FLU map does not assign a single acceptable future land use designation to a parcel. Rather, it gives a **range of possible uses and/or activities and design criteria** that represent possible acceptable uses for a parcel.

Figure 5-8. Neighborhoods Table

Place Name	Place Type
Village Center Historic District & Originals Neighborhood	Neighborhood & District
Neighborhood 1	Neighborhood
Neighborhood 2	Neighborhood
Neighborhood 3	Neighborhood
Neighborhood 4	Neighborhood
Neighborhood 5	Neighborhood
Neighborhood 6	Neighborhood
Neighborhood 7	Neighborhood
Neighborhood 8	Neighborhood

Neighborhoods

FUTURE LAND USE RECOMMENDATIONS TABLE

Existing Uses	Single Family Residential	Multi-Family Residential	Commercial	Community Facilities, & Government/Institutional	Mixed Use Commercial / Residential	Industrial	Agricultural	Communication / Utilities	Parks & Open Space
A	D	D	D	D	D	U	U	U	A
A	D	D	U	A	U	U	U	U	A
A	D	U	U	A	U	U	U	U	A
A	D	D	U	A	U	U	U	U	A
A	D	D	U	A	U	U	U	U	A
A	D	A	U	A	U	U	U	U	A
A	D	U	U	A	U	U	U	U	A
A	D	D	U	A	U	U	U	U	A

D	Desirable – These uses should be encouraged to support the character and goals for the area.
A	Allowable – These uses are appropriate for the area, but may require additional consideration to fit the vision for the area.
U	Undesirable – Generally, these uses should not be encouraged, but may still be acceptable under special circumstances

NDC Application in La Crosse

Example: Downtown Neighborhood or "Neighborhood 1"

Neighborhoods:

Primarily residential in nature, although they may also contain several supporting uses and activities that serve the residents.

Districts:

Districts focus on a special single use or purpose, such as industrial or commercial, but may also contain several other uses and activities.

Corridors:

Corridors are linear edges and connectors of neighborhoods and districts such as roads and greenways. They accommodate a variety of land uses and are based on transportation and environmental features.

La Crosse Example: Downtown/Neighborhood 1

Existing Uses	Low Density/Neighborhood Residential	Medium Density Residential	High Density Residential	Neighborhood Mixed Use	Downtown Mixed-Use	Downtown	Commercial	Industrial	Community Facilities & Government	Institutional (universities and employment campuses)	Traditional Neighborhood Development	Agricultural	Wooded and Steep Slope (this might be necessary in LAX)	Parks and Open Space	Conservancy and Wetland
A	U	A	D	U	D	D	D	A	A	A	D	U	U	D	U
D	Desirable -- These uses should be encouraged to support the character and goals for the area.														
A	Allowable -- These uses are appropriate for the area, but may require additional consideration to fit the vision for the area.														
U	Undesirable -- Generally, these uses should not be encouraged, but may still be acceptable under special circumstances.														



- ***How familiar are you with the existing future land use map?***

Very

Moderately

Not at all

- ***Does defining land use by parcel boundaries allow flexible land use patterns?***

Yes/No



- ***Do you wish there was more land use diversity in La Crosse?***

Yes/No

- ***Are existing land use categories difficult to regulate/administer?***

Yes/No



- ***What is most important to developing future land use in La Crosse?***
 - ***Flexibility in allowable uses***
 - ***Defining uses by parcel and not a block or neighborhood as a whole***
 - ***Recognizing land use patterns at a broad scale***
 - ***Thinking beyond parcel boundaries***
 - ***Allows flexibility and creativity***
 - ***Is rigid, with limited possibility for change***



What questions do you have about the NDC model proposed by GRAEF for La Crosse's Future Land Use map?

Future Land Use Categories

Madison Example

**Not a GRAEF project*

Residential Future Land Use Categories

Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential (MR)	High Residential (HR)
Single-Family Detached Building				
Civic/Institutional Building				
Two-Family, Two-Unit				
Two-Family - Twin				
Three-Unit Building	*			
Single-Family Attached	*			
Small Multifamily Building	*	**		
Large Multifamily Building		**		
Courtyard Multifamily Building		**		
Podium Building				
Number of Stories	1-2'	1-3	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-90	70+

* Permitted in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed residential development.

** Permitted in select conditions at up to 70 DU/ac and four stories, generally along arterial streets.

~ Or taller, if specified by an approved sub-area plan or PD zoning.

¹ Dormers or partial third floors are permitted.

Mixed-Use Future Land Use Categories

Mixed-Use and Commercial Building Form	Neighborhood Mixed-Use (NMU)	Community Mixed-Use (CMU)	Regional Mixed-Use (RMU)	Downtown Mixed-Use (DMU)	Downtown Core (DC)
Commercial Block Building					
Civic or Institutional Building					
Residential - Commercial Conversion					
Live-Work Building					
Single-Family Attached Building					
Small Multifamily Building					
Courtyard Multifamily Building					
Large Multifamily Building					
Parking / Liner Buildings					
Free-Standing Commercial Building					
Podium Building					
Flex Building					
Number of Stories	2-4	2-6*	2-12**	See Downtown Plan, page 37	
General Residential Density Range	≤70	≤130	--	--	--

Note: Architectural features that create the appearance of an additional floor do not count towards the minimum number of floors.

* One-story anchor retail is allowed as part of a larger, comprehensively planned mixed-use project or as part of a project transitioning from a suburban car-oriented layout to a more urban, pedestrian-oriented layout.

** Or taller, if specified by an approved sub-area plan or by PD/MXC zoning approval. One-story anchor retail is allowed as part of a larger, comprehensively planned mixed-use project or as part of a project transitioning from a suburban car-oriented layout to a more urban, pedestrian-oriented layout.

-- indicates that the residential density is governed by the building height limit.

