

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Haven On Main, LLC (Couleecap, Inc.)

Owner of site (name and address):

ESPERANZA TRES RIOS, LLC (Edward and Sheila Riley, majority owners)

Address of subject premises:

927 MAIN ST (principally) , 922 + 928 State St, 915 Main St., 117 + 119 10th St N, 110 9th St N

Tax Parcel No.:

20204-10; 20204-20; 20204-30; 20204-70; 20204-100; 20204-110; 20204-120

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

See Attached HOM TND LEGAL DESCRIPTIONS: Exhibit A

PDD/TND: General Specific General & Specific

Zoning District Classification:

R-5 and C-2 - Multiple Dwelling and Commercial

Proposed Zoning Classification:

PDD/TND - General

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 consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

Mixed Use (commercial and residential)

Property is Proposed to be Used For:

Mixed Use with the main floor being Parking and Commercial and the upper floors being Residential Apartments.

Proposed Rezoning is Necessary Because (Detailed Answer):

The proposed mixed use requires it as well as the increase in density and reduced parking area proposed.

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

The proposed zoning/uses fit well into the current neighborhood (see the attached map of surrounding uses Exhibit B). This project includes a Community Services Facility that is greatly needed in the neighborhood and the community overall.

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

This fits well into the City's long term goals for greater density, urban mixed uses, and increased efficiency of resources.

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 _____, 2015.

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

Sheeli Kelly

(signature)

600 386-9161

(telephone)

Dec. 7, 2023

(date)

Sheelagriley@gmail.com

(email)

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

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

Review was made on the 13th day of December, 2023

Signed: [Signature] Plan Manager
Director of Planning & Development

HOM TND LEGAL DESCRIPTIONS

PARCEL A

ALL OF LOT 9, LOT 10, LOT 11, LOT 12 AND PART OF LOT 8 OF METZERGS ADDITION TO THE CITY OF LA CROSSE, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32 THENCE N87°53'52"E, 1343.89 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF METZERGS ADDITION AND NORTH RIGHT-OF-WAY OF MAIN STREET; THENCE S89°36'41"E, 73.78 FEET ALONG SAID NORTH RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE N00°02'24"E, 94.45 FEET; THENCE N89°35'47"E, 27.26 FEET; THENCE N00°02'03"W, 56.00 FEET TO THE NORTH LINE OF LOT 8; THENCE N89°35'45"E, 210.55 ALONG THE NORTH LINE OF LOT 8-12 TO THE NORTHEAST CORNER OF LOT 12 AND WEST RIGHT-OF-WAY 10TH STREET NORTH; THENCE S00°19'54"E, 150.51 FEET ALONG THE EAST LINE OF LOT 12 AND WEST RIGHT-OF-WAY 10TH STREET NORTH TO THE SOUTHEAST CORNER OF LOT 12 AND NORTH RIGHT-OF-WAY OF MAIN STREET; THENCE S89°36'41"W, 312.49 FEET ALONG THE SOUTH LINE OF LOTS 8-12 AND NORTH LINE OF MAIN STREET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 34,321 SQ.FT.±

PARCEL B

ALL OF LOT 1, LOT 2 AND THE EAST 34 FEET OF LOT 3 OF METZERGS ADDITION TO THE CITY OF LA CROSSE, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32 THENCE N87°53'52"E, 1343.89 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF METZERGS ADDITION AND NORTH RIGHT-OF-WAY OF MAIN STREET; THENCE S89°36'41"E, 312.49 FEET ALONG THE NORTH RIGHT-OF-WAY OF MAIN STREET TO THE SOUTHEAST CORNER OF LOT 12; THENCE N00°19'54"W, 170.51 FEET ALONG THE EAST LINE OF SAID LOT 12 AND WEST RIGHT-OF-WAY OF 10TH STREET NORTH TO THE SOUTHEAST CORNER OF LOT 1 AND POINT OF BEGINNING; THENCE S89°35'45"W, 137.63 FEET ALONG THE SOUTH LINE OF LOTS 1-3; THENCE N00°06'31"W, 150.47 FEET TO THE NORTH LINE OF LOT 3 AND SOUTH RIGHT-OF-WAY OF STATE STREET; THENCE N89°34'49"E, 137.11 FEET ALONG SAID RIGHT-OF-WAY AND NORTH LINE OF LOT 1-3 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°19'54"E, 150.51 FEET ALONG THE EAST LINE OF LOT 1 AND WEST RIGHT-OF-WAY OF 10TH STREET NORTH TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20,660 SQ.FT.±

PARCEL C

THE SOUTH 75 FEET OF LOT 6 AND SOUTH 63.5 FEET OF LOT 5 OF METZERGS ADDITION TO THE CITY OF LA CROSSE, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32 THENCE N87°53'52"E, 1343.89 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF METZERGS ADDITION AND NORTH RIGHT-OF-WAY OF MAIN STREET; THENCE N00°06'52"E, 170.43 FEET ALONG THE WEST LINE OF LOT 7 AND EAST RIGHT-OF-WAY OF 9TH STREET NORTH TO THE SOUTHWEST CORNER OF SAID LOT 6 AND POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND WEST LINE OF LOT 6, N00°06'52"E, 75.21 FEET; THENCE N89°35'17"E, 51.76 FEET TO THE EAST LINE OF LOT 6/WEST LINE OF LOT 5; THENCE S00°02'24"W, 11.72 FEET ALONG THE COMMON LINE OF LOTS 5 AND 6; THENCE N89°35'43"E, 51.78 FEET TO THE EAST LINE OF LOT 5/WEST LINE OF LOT 4; THENCE S00°02'03"E, 65.30 FEET ALONG THE COMMON LINE OF LOTS 5 AND 4 TO THE SOUTHEAST CORNER OF LOT 5; THENCE S89°35'45"W, 103.72 FEET ALONG THE SOUTH LINE OF LOTS 5 AND 6 TO THE SOUTHWEST CORNER OF LOT 6 AND POINT OF BEGINNING.

SAID PARCEL CONTAINS 7,187 SQ.FT.±

VACATED ALLEY (PROPOSED)

THE EAST 137.63 FEET OF THE ALLEY BETWEEN 9TH STREET AND 10TH STREET BEING SOUTH OF STATE STREET AND NORTH OF MAIN STREET ALL IN METZERGS ADDITION TO THE CITY OF LA CROSSE, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

SAID VACATED ALLEY CONTAINS 2,825 SQ. FT. ±

Surrounding properties of the proposed Planned Development

Exhibit B

