

**PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE
AMENDMENT OF ZONING DISTRICT BOUNDARIES**

Petitioner (name and address):
Walgreen Co., (as agent for Owner) c/o Jennifer Macaluso Pautler, Senior Legal Assistant, Walgreen Co., Community
 and Real Estate Law 104 Wilmot Road, Deerfield, IL 60015

Owner of site (name and address):
Wayne H. Erickson | Great Northern Investments of Lacrosse, Inc.
 2554 Charles Street, Rockford, IL 60018

DUPLICATE RECEIPT

405 CITY CLERK/LICENSES 8083
 PG306417471 001 130773
 7/23/13 2:48PM PAID 300.00

Address of subject premises:
922 and 932 West Avenue South, LaCrosse, WI

Tax Parcel No.: 17-30063-050 (Walgreens Sign Site) 17-30063-040 Walgreen Parking Lot

Legal Description: See attached Exhibit "A"

Zoning District Classification: C-1 for both parcels

Proposed Zoning Classification: C-2 for both parcels

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:
Walgreens Retail Store

Property is Proposed to be Used For:
Same as current use, Walgreens Retail Store

Proposed Rezoning is Necessary Because (Detailed Answer):
The Walgreens store has been assigned four parcels and four separate ID numbers. There are two parcels zoned C-2 and the two parcels submitted here are C-1. The plan is to get all the parcels zoned the same and then proceed to combine the parcels.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
The current layout and use of the property will not change; this matter is administrative only.

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

The current layout and use of the property will not change; this matter is administrative only.

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. See Attached Affidavit

Jennifer Macaluso Pautler
(signature)

Jennifer Macaluso Pautler, Walgreen Co., as Agent for Owner

847.315.4117
(telephone)

July 17, 2013
(date)

jennifer.pautler@walgreens.com
(email)

ILLINOIS)
STATE OF WISCONSIN)
LAKE) ss.
COUNTY OF LA-CROSSE)

Personally appeared before me this 17th day of JULY, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Jamie M Bates
Notary Public
My Commission Expires: 11-16-2014

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

Review was made on the 23rd day of July, 2013.

Signed: [Signature], Director of Planning & Development
on behalf of Larry Kirch

EXHIBIT "A"

Legal Description

**900 West Avenue S, La Crosse, WI
Walgreens Store #03498**

Part of Lots 1 and 2 in Block 12 of Esperson and Burn's Addition, City of La Crosse County, Wisconsin, more particularly described as follows: Beginning at the Southeast corner of said Lot 1, being the intersection of the Westerly right-of-way line of West Avenue and the North right-of-way line of West Avenue and the North right-of-way line of Jackson Street; thence along said North right-of-way line; West 58.81 feet to the Southeasterly corner of that parcel described in Volume 509, Page 385 as Document No. 816758; thence along the East line thereof, North 00 degrees 04 minutes 00 seconds East 57.73 feet to the South line of said Lot 2; thence along said South line, West 0.52 feet to the Southwest corner of that parcel described in Volume 691, page 292 as Document No. 936744; thence along the Easterly line thereof, North 00 degrees 16 minutes 24 seconds East 57.51 feet to the North line of said Lot 2; thence East 65.05 feet to the Northeast corner thereof and the said Westerly right-of-way line of West Avenue; thence South 02 degrees 56 minutes 20 seconds West 115.61 feet to the point of beginning.



Jennifer Macaluso Pautler, Senior Legal Assistant
Community & Real Estate Law

Walgreen Co
104 Wilmot Road, MS 1420
Deerfield, IL 60015
P 847-315-4117 F 847-315-4825
jennifer.pautler@walgreens.com
www.walgreens.com

July 22, 2013

VIA OVERNIGHT MAIL

Mr. Tim Acklin
Senior Planner
City of La Crosse
400 La Crosse St.
La Crosse, Wisconsin 54601

RE: Walgreens, as Agent for Owner, Petition for Rezoning
900 West Avenue S., La Crosse, Wisconsin, Store # 3498

Dear Tim

Enclosed is the original petition for rezoning, along with a check for \$300.00 made out to the City of La Crosse Treasurer.

I am sending this to you for insertion of your approval signature on the city planner section.

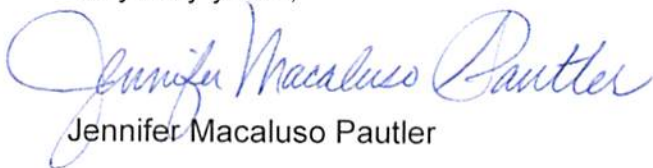
After you have signed this section, I ask that you please file the petition with the City, taking the final steps in getting this petition under way.

As you are aware, this petition is the first step in the process wherein Walgreens will consolidate the four parcels it currently consists of. This consolidation will eliminate any off-site signage issues.

I appreciate your time spent on this Tim. Kindly sign the petition and please keep it moving.

Thank you for your courtesy and cooperation.

Very truly yours,



Jennifer Macaluso Pautler

JMP/jr



Jennifer Macaluso Pautler, Senior Legal Assistant
Community & Real Estate Law

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July 15, 2013

VIA OVERNIGHT MAIL

Great Northern Investments of La Crosse Inc.
2554 Charles Street
Rockford, IL 61108

Re: 900 West Avenue S, La Crosse, WI
Walgreens Store #03498

Dear Landlord:

This letter, when signed and returned by you on behalf of Great Northern Investments of La Crosse, Inc. ("Landlord") will document the agreement between Landlord and Tenant, Walgreen Co. ("Walgreens") related to the property located at 900 West Avenue S, La Crosse, Wisconsin.

Landlord hereby agrees and authorizes Walgreens to act as agent for the sole purpose of filing a rezoning petition with the City of La Crosse, WI for the property referenced above.

As landowner, your signature below will serve as an affidavit giving Walgreens the authority to sign documents as Agent and to communicate with the City of La Crosse regarding the rezoning petition.

Kindly sign the enclosed copy of this letter to confirm this agreement, and return the signed letter to me.

Thank you for your courtesy and cooperation.

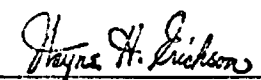
Very truly yours,

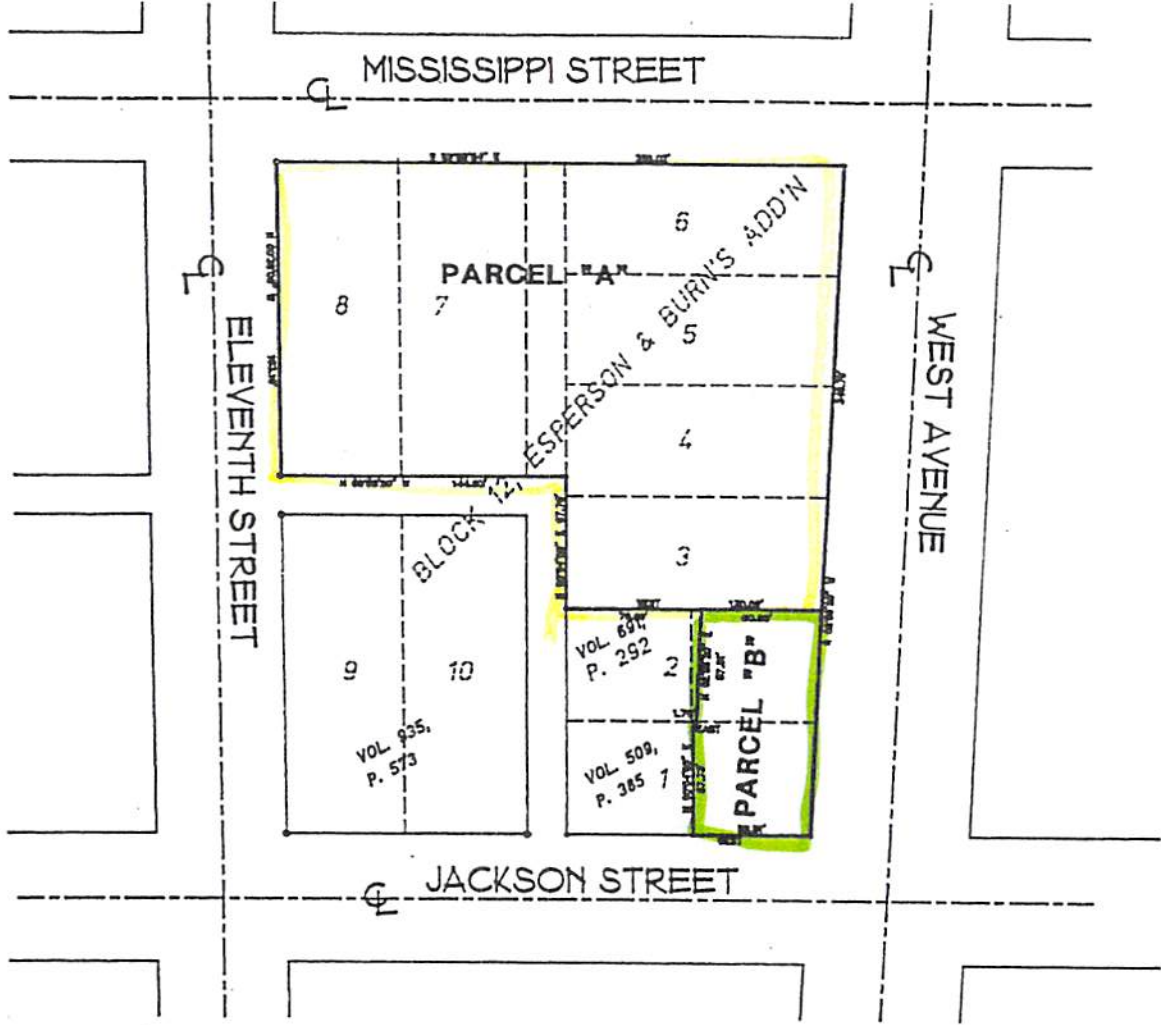

Jennifer Macaluso Pautler

JMP/jmb

Agreed and Accepted this 15th day of July, 2013

GREAT NORTHERN INVESTMENTS OF LACROSSE, INC.

By: 
Its: PRESIDENT

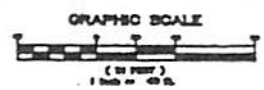


PARCEL "A"

Lots 6, 7, 8, 9 and 10, Block "A" of Esperson and Burn's Addition, City of La Crosse, Wisconsin more particularly described as follows:

Beginning at the southeast corner of said Lot 6, being on the westerly R.O.M. line of West Avenue; thence West 120 feet to the southeast corner thereof and the east line of a 20 foot alley; thence, along said east line, N 00°00'00" E 81.76 feet to the north line of an existing 20 foot alley; thence, along said north line, N 91°39'20" E 144.80 feet to the southeast corner of said Lot 8 and the east R.O.M. line of Eleventh Street; thence, along said east R.O.M. line, N 00°00'00" E 188.10 feet to the current south R.O.M. line of Mississippi Street;

thence, along said north R.O.M. line, S 84°50'54" E 286.00 feet to the said westerly R.O.M. line of West Avenue; thence S 02°30'20" E 286.04 feet to the point of beginning.



PARCEL "B"

Part of Lots 1 and 2, Block "A" of Esperson and Burn's Addition, City of La Crosse, La Crosse County, Wisconsin more particularly described as follows:

Beginning at the southeast corner of said Lot 1, being the intersection of the westerly R.O.M. line of West Avenue and the north R.O.M. line of Jackson Street; thence, along said north R.O.M. line, West 88.8 feet to the southeastern corner of this parcel described in Vol. 834, Page 292 as Document No. 84728; thence, along the east line thereof, N 00°00'00" E 81.76 feet to the south line of said Lot 2; thence, along said south line, East 170 feet to the southeast corner of this parcel described in Vol. 509, Page 385 as Document No. 48744; thence, along the westerly line thereof, N 02°30'20" E 81.76 feet to the north line of said Lot 2; thence East 80.00 feet to the northeast corner thereof and the said westerly R.O.M. line of West Avenue; thence S 02°30'20" E 81.84 feet to the point of beginning.

LEGEND

- = Found iron pipe
- = Not found
- with "X" = Not found
- = boundary of this survey
- - - = boundary
- () = reserved dimension

REGISTERED CERTIFICATE

I, Stephen J. Solberg, Registered Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no encroachments other than those shown.

Stephen J. Solberg, RLS 1940



**SOLBERGS & ASSOCIATES
SURVEYING & DRAFTING, INC.**

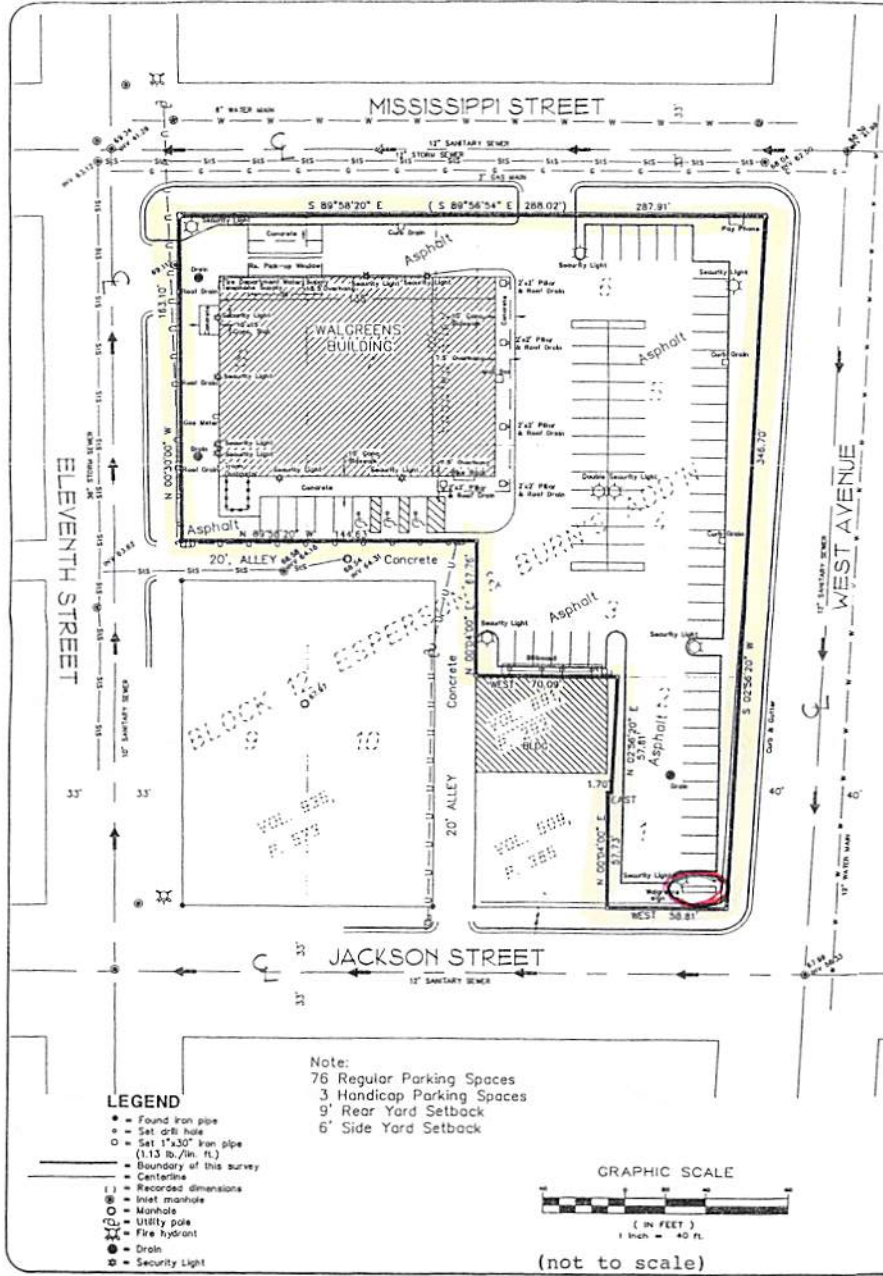


607 MAIN STREET
P.O. BOX 1236
LA CROSSE, WIS. 54602
PH.: (608)764-1014

**GREAT NORTHERN INVESTMENTS
OF LA CROSSE, INC.**

GREAT NORTHERN, INC.

SHEET NO	1 OF 1
DATE	8-28-88
BY	SPJ
CHECKED BY	SPJ
PROJECT NO	1187
SCALE	1" = 40'
PROJECT TITLE	1187
PROJECT ADDRESS	1187
PROJECT CITY	LA CROSSE, LA CROSSE COUNTY, WIS.
PROJECT PHONE	715-784-0060
PROJECT FAX	



PARCEL "A"

Lots 3, 4, 5, 6, 7, 8 and part of Lots 1 and 2, Block 12 of Esperson and Burn's Addition; that portion of the vacated alley lying east of said Lot 7 and west of said Lots 4, 5 and 6 and that part of the vacated south 0.6 feet of Mississippi Street lying northerly of said Lots 6, 7 and 8; City of La Crosse, La Crosse County, Wisconsin more particularly described as follows:

Beginning at the southeast corner of said Lot 1, being the intersection of the westerly R.O.W. line of West Avenue and the north R.O.W. line of Jackson Street;

thence, along said north R.O.W. line, west 50.81 feet to the southeasterly corner of that Parcel described in Vol. 509, Page 385 as Document No. 816750;

thence, along the east line thereof, N 00°04'00" E 57.73 feet to the south line of said Lot 2;

thence, along said south line, East 1.70 feet to the southeast corner of that parcel described in Vol. 691, Page 242 as Document No. 936744;

thence, along the easterly line thereof, N 02°56'20" E 57.81 feet to the north line of said Lot 2;

thence west 70.04 feet to the southwest corner of said Lot 3 and the east line of a 20 foot alley;

thence, along said east line, N 00°04'00" E 67.76 feet to the north line of an existing 20 foot alley;

thence, along said north line, N 89°58'20" W 144.63 feet to the southwest corner of said Lot 8 and the east R.O.W. line of Eleventh Street;

thence, along said east R.O.W. line, N 00°30'00" W 163.10 feet to the current south R.O.W. line of Mississippi Street;

thence, along said south R.O.W. line, S 89°58'20" E 287.91 feet (recorded as S 89°56'54" E 288.02) feet to the said westerly R.O.W. line of West Avenue;

thence S 02°56'20" W 346.70 feet to the point of beginning.

Building Size 13,500 sq. ft.
Parcel Size 62,026 sq. ft.
0.42 acres

SURVEYOR'S CERTIFICATE

I, Stephen J. Solberg, registers land surveyor, hereby certify to Great Northern Investments of La Crosse, Inc. that I have surveyed the above described property and that the drawing hereon is an accurate survey and a true representation thereof and correctly shows the exterior boundary lines and location of buildings and other improvements, and roads, driveways, and other apparent easements on said property and the correct measurements thereof.

Stephen J. Solberg
R/S 1846

SOLBERG & ASSOCIATES
SURVEYING & DRAFTING, INC.



507 MAIN STREET
P.O. BOX 1235
LA CROSSE, WI 54602
PH: (608)784-1614

GREAT NORTHERN INVESTMENTS
OF LA CROSSE, INC.

WALGREENS PROPERTY
904 WEST AVENUE SOUTH
LA CROSSE WI., 54601

GREAT NORTHERN, INC.

Drawn BY:	DATE:	Checked BY:	DATE:
Scale:	1" = 40'	Project No.:	25-26
SHEET 1 OF 1			

015 3-A, PT LOTS 12, PT ALLEY, PT MISS. ST
BLOCK 12, ESPERSON AND BURN'S ADDITION
CITY OF LA CROSSE, LA CROSSE COUNTY, WIS.
TPR 17-30043-045