

September 7, 2017

Common Council
City of La Crosse
400 La Crosse St.
La Crosse, WI 54601

RE: Dura Tech Industries – Re-Zoning Application

Members of the Common Council,

This cover letter has been prepared to accompany a Re-Zoning Application for a proposed parking lot addition located at 3302 Commerce Street in the City of La Crosse, WI. The tax parcel number is 17-10550-90 and is currently zoned R2 - Residence. The site is a rental property for residential use and existing structures consist of a single family house with a detached garage and other accessory buildings. The lot is adjacent to the current Dura Tech Industries facility located at 3216 Commerce Street and has been purchased for future growth as described below.

Dura Tech Industries is currently constructing a 28,000 SF building addition to their current facility which is 2 stories. Only the first floor of the building will be built-out during the construction with the second floor available for future expansion. Dura Tech Industries has purchased the lot to the north to be used as additional parking for the future growth of the facility. In order to use the property as intended it will need to be rezoned to M2 – Heavy Industrial and then combined with the current Dura Tech Industries lot.

Submittals included with this application consist of a Plat of Survey and preliminary site plans. The Plat of survey includes the legal description, existing lot conditions and property line dimensions. The preliminary plans include the removals of the existing structures, proposed parking lot layout including driveways and stormwater management and the preliminary grading for the site.

Please feel free to contact me at 608.789.2034 or kris.roppe@is-grp.com with any questions.

Sincerely,

Kris Roppe
Civil Engineer

Enclosures:
Plat of Survey
Preliminary Site Plans



Kris Roppe PE
Civil Engineer
Civil Engineering Group

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PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Dura Tech Industries, Inc.
3216 Commerce Street
La Crosse, WI 54603

Owner of site (name and address):

Commercial Properties Partners, LLC
3216 Commerce Street
La Crosse, WI 54603

Address of subject premises:

3302 Commerce Street
La Crosse, WI 54603

Tax Parcel No.: 17-10550-90

Legal Description: FRUIT ACRES ADDITION LOT 6 BLOCK 4 (ANNEXED 10/21/88 - #3100)
LOT SZ: 101 X 441

Zoning District Classification: R2 - Residence

Proposed Zoning Classification: M2 - Heavy Industrial

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:

The proposed site is a rental property for residential use consisting of a single family home
with a detached garage and two other accessory buildings.

Property is Proposed to be Used For:

Proposed use of property is additional parking for future growth of Dura Tech Industries, Inc.

Proposed Rezoning is Necessary Because (Detailed Answer):

Rezoning is necessary as the parking lot will serve an industrial use and it is proposed
that the property will be combined with the current Dura Tech Industries lot.

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

Rezoning will not be detrimental to the neighborhood as the neighboring properties are
currently zoned industrial.

CITY OF LA CROSSE, WI

General Billing - 151918 - 2017

004151-0034 Rachel H... 10/05/2017 10:24AM

186524 - COMMERCIAL PROPERTIES PARTNER...

Payment Amount: 450.00

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

This area is intended for industrial use in the City's Long Range Comprehensive Plan Goals, therefore it will not be detrimental.

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 1 day of June, 2017.

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



(signature)

608-300-1372

(telephone)

9/12/17

(date)

(email)

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

) ss.

Personally appeared before me this 14 day of September, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

JUDY L. WEDEKING
NOTARY PUBLIC
STATE OF WISCONSIN



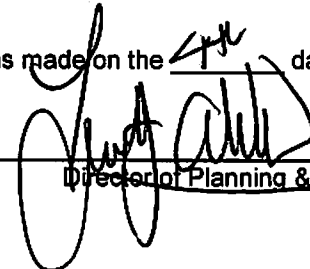
Notary Public

My Commission Expires: August 12, 2019

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

Review was made on the 4th day of October, 2017.

Signed:



Senior Planner
Director of Planning & Development

