

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):
Reinhart Foodservice, L.L.C., 6250 North River Road, Suite 9000, Rosemont, IL 60018

Owner of site (name and address):
Reinhart Foodservice, L.L.C., 6250 North River Road, Suite 9000, Rosemont, IL 60018

Address of subject premises:
1319 St. Andrew Street, La Crosse, Wisconsin 54603

Tax Parcel No.: 17-10289-045

Legal Description: See Attached

Zoning District Classification: PDD-General

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:
Vacant Land.

Property is Proposed to be Used For:
Potential expansion of facility on the adjacent land currently owned by the Property Owner.

Proposed Rezoning is Necessary Because (Detailed Answer): The Property Owner recently purchased this parcel and believes it should hold the same zoning designation as the adjacent land owned by Property Owner. Also to facilitate creation of one tax parcel number for the combined property.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer): Adjacent property already under operation under this zoning designation and use is consistent with other neighborhood uses.

Vertical text on the right margin, possibly a stamp or reference code.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
The area has a long history of being used for manufacturing purposes and proposed use will not change 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 10th day of June, 2014.

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.

REINHART FOODSERVICE, L.L.C.,
a Delaware limited liability company

By: [Signature]
(signature) Name: Grace L. Shaff
Its: VP & General Counsel
(847) 916-1593 9/4/14
(telephone) (date)
[Signature] gshaff@rfsdelivers.com
(email)

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

Personally appeared before me this 4th day of SEPT, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

SEE ATTACHED
[Signature]
Notary Public
My Commission Expires: 3/26/17



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

Review was made on the 15th day of September, 2014
Signed: [Signature] Senior Planner
[Signature] Director of Planning & Development

LEGAL DESCRIPTION

A parcel of land located in part of the SW 1/4 of the NE 1/4 of Section 29, Township 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the Southwest corner of said SW 1/4 of the NE 1/4 of Section 29,

Thence North 00 degrees 50 minutes 40 seconds West 30.66 feet (previously recorded as North 30.00 feet);

Thence North 89 degrees 37 minutes 08 seconds East 671.50 feet (previously recorded as South 89 degrees 34 minutes 30 seconds East 672.37 feet) along the North right-of-way line of St. Andrew Street to the point of beginning;

Thence North 00 degrees 49 minutes 36 seconds West 755.43 feet (previously recorded as North 755.45 feet);

Thence North 89 degrees 29 minutes 15 seconds East 33.00 feet (previously recorded as South 89 degrees 38 minutes 00 seconds East 33.00 feet) along the South right-of-way of St. Cloud Street;

Thence North 44 degrees 33 minutes 37 seconds East 72.50 feet (previously recorded as North 45 degrees 04 minutes 38 seconds East 73.00 feet) along said South right-of-way of St. Cloud Street;

Thence South 15 degrees 04 minutes 08" East 263.77 feet (previously recorded as South 14 degrees 15 minutes 48 seconds East 263.81 feet);

Thence South 63 degrees 12 minutes 40 seconds E 130.46 feet (previously recorded as South 62 degrees 19 minutes 00 seconds East 130.40 feet);

Thence South 26 degrees 52 minutes 37 seconds West 553.54 feet (previously recorded as South 27 degrees 41 minutes 00 seconds West 554.00 feet);

Thence South 89 degrees 37 minutes 08 seconds West 7.78 feet (previously recorded as North 89 degrees 34 minutes 30 seconds West 7.78 feet) to the point of beginning.

Address: 1319 St. Andrew Street, LaCrosse, Wisconsin 54603

Parcel Identification Number: 17-10289-045

PLAT OF SURVEY

LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

James T. Swanson, Registered Land Surveyor #1682, hereby certify that I have surveyed and mapped the this parcel at the direction of the La Crosse Industrial Park Corporation and the map is true and correct to the best of my knowledge and belief:

Dated this 13th day of May, 2016.

James T. Swanson
 Rev. 5/19/14
 Rev. 6/9/14

DESCRIPTION OF BOUNDARY OF PARCEL C

A parcel of land located in part of the SW 1/4 of the NE 1/4 of Section 29, Township 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin, described as follows:
 Commenting at the Southwest corner of said SW 1/4 of the NE 1/4 of Section 29,

thence North 00 degrees 50 minutes 40 seconds West 30.66 feet (previously recorded as North 30.00 feet);

thence North 89 degrees 37 minutes 08 seconds East 671.50 feet (previously recorded as South 89 degrees 34 minutes 30 seconds East 672.37 feet) along the North right-of-way line of St. Andrew Street to the point of beginning;

thence North 00 degrees 49 minutes 36 seconds West 755.43 feet (previously recorded as North 755.45 feet);

thence North 89 degrees 29 minutes 15 seconds East 33.00 feet (previously recorded as South 89 degrees 38 minutes 00 seconds East 33.00 feet) along the South right-of-way of St. Cloud Street;

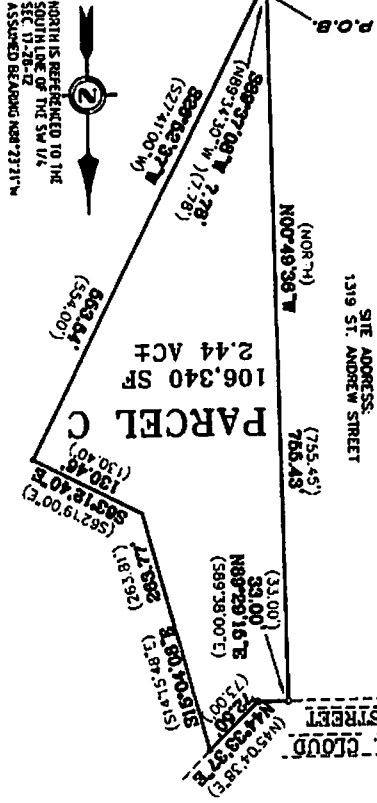
thence North 44 degrees 33 minutes 37 seconds East 72.50 feet (previously recorded as North 45 degrees 04 minutes 38 seconds East 73.00 feet) along said South right-of-way of St. Cloud Street;

thence South 15 degrees 04 minutes 08 East 263.77 feet (previously recorded as South 14 degrees 15 minutes 48 seconds East 263.81 feet);

thence South 63 degrees 12 minutes 40 seconds E 130.46 feet (previously recorded as South 62 degrees 19 minutes 00 seconds East 130.40 feet);

thence South 28 degrees 52 minutes 37 seconds West 553.54 feet (previously recorded as South 27 degrees 41 minutes 00 seconds West 554.00 feet);

thence South 89 degrees 37 minutes 08 seconds West 7.78 feet (previously recorded as North 89 degrees 34 minutes 30 seconds West 7.78 feet to the point of beginning.



CITY ASSESSOR
CHIEF INSPECTOR

Cedar Corporation
 604 Wilson Avenue
 Menomonie, WI 54751

1/4 Corner
 20-16-07
 20-16-07
 C 1/4 Corner
 20-16-07
 20-16-07

OWNER/PREPARED FOR:
 La Crosse Industrial Park Corp
 La Crosse, WI 54601

SCALE: 1" = 150'

SHEET 1 OF 1 SHEETS



September 4, 2014

VIA FEDERAL EXPRESS

La Crosse Common Council
c/o the Planning & Development Department
La Crosse County
Administration Center - Rm. 3170
400 4th Street North
La Crosse, WI 54601

Re: Rezoning Petition for Parcel C in La Crosse, WI

Dear Sir or Madam:

This letter accompanies a petition for rezoning. In June 2014, the undersigned ("Owner") purchased a parcel of property located at 1319 St. Andrew Street, La Crosse, WI 54603 ("Parcel C"). The acreage for Parcel C is 2.44 acres. Owner also owns a parcel of property located along St. Cloud Street, which is adjacent to Parcel C ("Warehouse Property"). The acreage for the Warehouse Property is 3.268 acres. Currently, there is a facility located on the Warehouse Property and Owner is contemplating the potential expansion of the facility and/or its related amenities onto Parcel C. In order to effectuate any expansion of the facility, the zoning for Parcel C will need to be rezoned from PDD-General to M2 (Heavy Industrial) to be consistent with the zoning for the Warehouse Property. The rezoning of Parcel C will also be required in order to facilitate the creation of one tax parcel number for the combine property comprised of Parcel C and the Warehouse Property.

Thank you for your consideration. Should you have any questions regarding this letter or the petition, please contact Kristin Cooper at (847) 227-6558.

Sincerely,

REINHART FOODSERVICE, L.L.C., a
Delaware limited liability company

By: 

Grace L. Shaff
Vice President and General Counsel

Enclosures