

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): 722 Rose Street, LLC 68 Copeland Avenue, La Crosse, WI 54601

Owner of site (name and address):

William J. and Mary K. Kish Revocable Trust 2559 Madison Place, La Crosse, WI 54601

Address of subject premises: 613/615 Hagar Street, La Crosse

Tax Parcel No.: 17-10019- 050 and 17-10019-1101

Legal Description: ORIG PLAT NORTH LA CROSSE LOT 14 BLOCK 28 EX W 71FT & EX E 8FT TAKEN FOR ALLEY IN V832 P925 LOT SZ: 71 X 50

Zoning District Classification: C-2 Commercial
Proposed Zoning Classification: Local Business - C1

- Is the property located in a floodway/floodplain zoning district?
Is the property/structure listed on the local register of historic places?
Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?
Is the Rezoning consistent with the policies of the Comprehensive Plan?

Property is Presently Used For: 613/615 Hagar - Used Car lot

Property is Proposed to be Used For: Relocation and Expansion of current commercial business, CRDN from its Copeland Avenue location. The small building will be demolished and the larger building remodeled and expanded.
Proposed Rezoning is Necessary Because (Detailed Answer): Please see attached narrative for a more detailed explanation. Briefly - the parcels have different zoning classifications and they must have the same zoning to combine the parcels for construction.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer): Please see the attached narrative.

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

Please see the attached narrative

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 _____, _____.

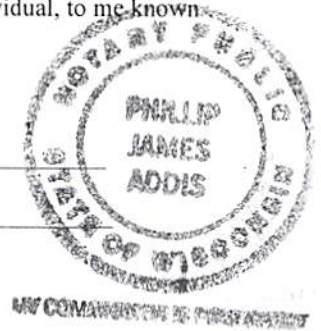
I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

(signature) 722 Rose St, LLC by: James Wille
608-780-0350 (telephone) 06-02-2017 (date)
James@CRDNWI.com (email)

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

Personally appeared before me this 2nd day of June, 2017, 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: permanent



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

Review was made on the 2nd day of June, 2017.

Signed: (Signature) _____, Director of Planning & Development
on behalf of Jason Gilman

AFFIDAVIT

STATE OF Wisconsin)
) ss
COUNTY OF LaCrosse)

The undersigned, Kish & Kish, LLP & William J. and Mary K. Kish Revocable Trust, 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 (one of the) legal owner(s) of the property located at 722 Rose St. & 613/615 Hagar Street.
3. By signing this affidavit, the undersigned authorizes the application for a zoning district change or said property.



W. J. Kish

Subscribed and sworn to before me
this 2 day of June, 2017

Madison Slagis
Notary Public
My Commission expires 3-1-19

John B. Kish

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MAIN STREET LAW OFFICES, LLC

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

June 2, 2017

Teri Lehrke - City Clerk
Jason Gilman - City Planner
La Crosse City Hall
400 La Crosse Street
La Crosse, WI 54601

Re: Narrative for Rezoning Application for 722 Rose Street, LLC

Dear Ms. Lehrke and Mr. Gilman,

As required under City of La Crosse Municipal Code enclosed please find the narrative as part of the rezoning application for the property located at 613-615 Hagar Street. A preliminary meeting on the proposed rezoning and project was held between the contractor and the developer in April.

Project Description:

722 Rose Street, LLC is planning to purchase the properties located at 722 Rose Street and 613/615 Hagar Street. These properties are owned by the Kish family and related business entities. The purpose of the purchase is to relocate and expand their current business CRDN of Western Wisconsin.

CRDN stands for Certified Restoration Dry-cleaning Network. The company is an international leader in textile restoration, providing local service across America, Canada and the United Kingdom. The purpose of the company is the inventory and restoration of garments and other fabric items affected by fire, smoke, water, mold or other contaminants. For Western Wisconsin, that business is located in La Crosse, owned and managed primarily by James Wille.

Daniel E. Dunn
Licensed in WI and MN
Phillip James Addis
Licensed in WI, MN, and IA

504 Main Street
Suite 200
P.O. Box 1627
La Crosse, WI 54602-1627
P. 608.784.1355
F. 608.784.2919

722 Rose Street, LLC

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The company has been operating for many years in La Crosse, but their operations are scattered between locations at 620 Cass Street and 60 Copeland Avenue. They would like to bring everything together, all operations and the office functions, under one roof and also expand the size and capacity of their facility.

The buildings and lands they wish to purchase and remodel, in the 1970's and 1980's were operated as a Kwik Trip gas station. Since that time, it has been occupied by assorted building and trades businesses. The Hagar Street property currently operates as a used car lot and is zoned Commercial C-2. The Hagar Street building will be removed to allow for the expansion and provide for better traffic flow. Though currently, there is outside storage on the site by the current occupants from time to time, there is no intended outside storage for CRDN.

The developer is aware that he will need to go through the Commercial Design Review Process, but he cannot submit any plans to the committee, unless the rezoning is approved.

We would be glad to make any approved rezoning conditioned on:

1. Completion of the purchase of the properties by 722 Rose Street, LLC;
and
2. Final approval of the design for the project, by the Commercial Design Review Committee.

722 Rose Street, LLC

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The sole reason for this application is that in order to combine the parcels and construct the proposed project, they must have the same zoning and same ownership.

The City does identify this area as a commercial corridor in its long range plans. These properties have always been a commercial use, therefore, we do not see where this would have any negative impact on the neighborhood or surrounding area. Just the opposite should occur, since a larger fully remodeled building will now be on the site and the broken pavement and weeds will be eliminated.

Should you have any additional questions, please feel free to contact us at your convenience.

Respectfully submitted this 2nd day of June, 2017.



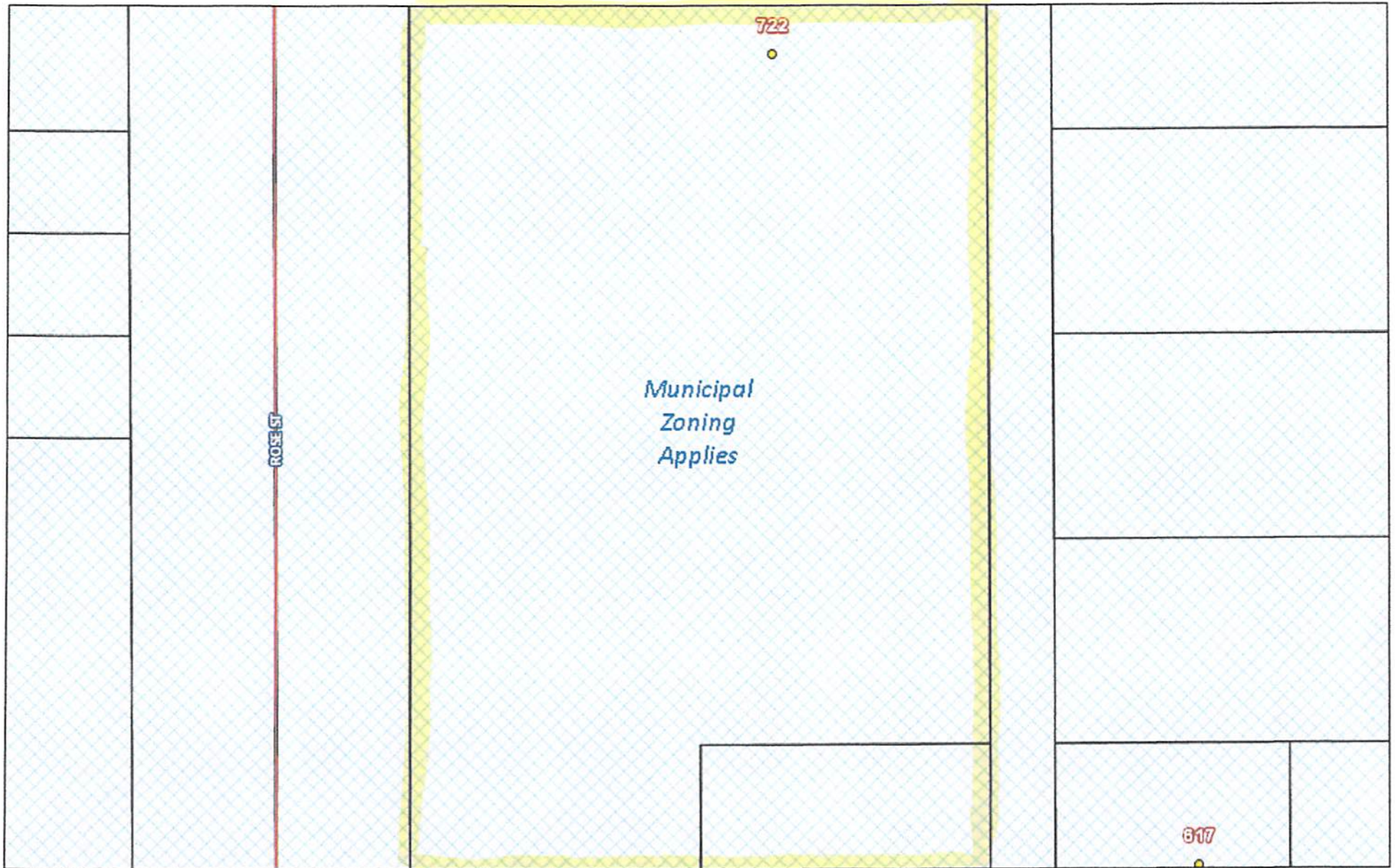
Phillip James Addis,
Attorney and Agent for the Developer

PJA/dns

Enc.

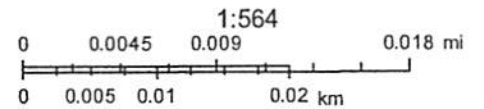
cc: 722 Rose Street, LLC

ArcGIS Web Map



June 2, 2017

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|-----------------------|------------------------------|---------------|--------------------------------|
| County Limits | Railroad Center Lines | Spur Track | Lake & River Labels |
| Federal & State Roads | Burlington Northern Santa Fe | Stream Labels | Lakes & Rivers |
| County & Town Roads | CP Rail | Streams | Address Labels |



La Crosse County, WI
La Crosse County, ESRI, ArcGIS Online





