

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):  
The Fenigor Group LLC, 1501 St Andrew Street, C101  
La Crosse, WI 54603

Owner of site (name and address):  
The Fenigor Group LLC, 1501 St Andrew Street, C101  
La Crosse, WI 54603

Address of subject premises:  
1407/1501 St Andrew Street, La Crosse, WI 54603.

Tax Parcel No.: 17-10290-024

Legal Description:  
Document No 1473021  
PRT S 1/2-NE, LOTS 1 THRU 5 BLOCK 4 & LOTS 1 THRU 13 BLOC K WACHTERS ADDN, PRT VAC L

<sup>M1-</sup>  
Zoning District Classification: Light Industrial

Proposed Zoning Classification: C1-Local Business

Is the property located in a floodway/floodplain zoning district? No

Is the property/structure listed on the local register of historic places? Yes - portion of only

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes

Is the Rezoning consistent with the policies of the Comprehensive Plan? Yes

Property is Presently Used For:

Office, Restaurant, Pub, Banquets, Mail Services, Storage, Warehousing

Property is Proposed to be Used For:  
3<sup>rd</sup> & 4<sup>th</sup> Floor Buildings A, B and C - Phase I - 36 Studio Apartments

and existing office, restaurant, pub, banquets, mail services,

Proposed Rezoning is Necessary Because (Detailed Answer):  
All documented properties are presently zoned Light Industrial

- residential not permitted in Light Industrial

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):  
Neighborhoods to the South and East are presently single family and/or duplex properties.

Property to the North and West are presently for commercial use.

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

City of La Crosse has expressed a desire for more residents living within City limits.

This project will increase tax base

This project is 100% funded by The Fenigor Group LLC

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 The Fenigor Group LLC

Properties A, B and C were purchased on Dec 28, 2005. Property D (Island St) was purchased Nov 2012

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.

*Justin T. Hass*  
Justin T Hass, Managing Member

*9/4/2014* *Managing Member*

The Fenigor Group LLC  
et al

608.782.5226

September 4, 2014

fenigor@embarqmail.com

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

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

*Amy S. Sebrana*  
Notary Public  
My Commission Expires *September 4, 2015*  
AMY S. SEBRANA  
NOTARY PUBLIC  
STATE OF WISCONSIN

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

Review was made on the *5<sup>th</sup>* day of *September*, 20*14*

Signed: *[Signature]* *senior planner*, Director of Planning & Development

AFFIDAVIT

STATE OF )  
 ) ss  
COUNTY OF )

The undersigned, Justin T Hass, Managing Member of The Fenigor Group LLC being duly sworn states:

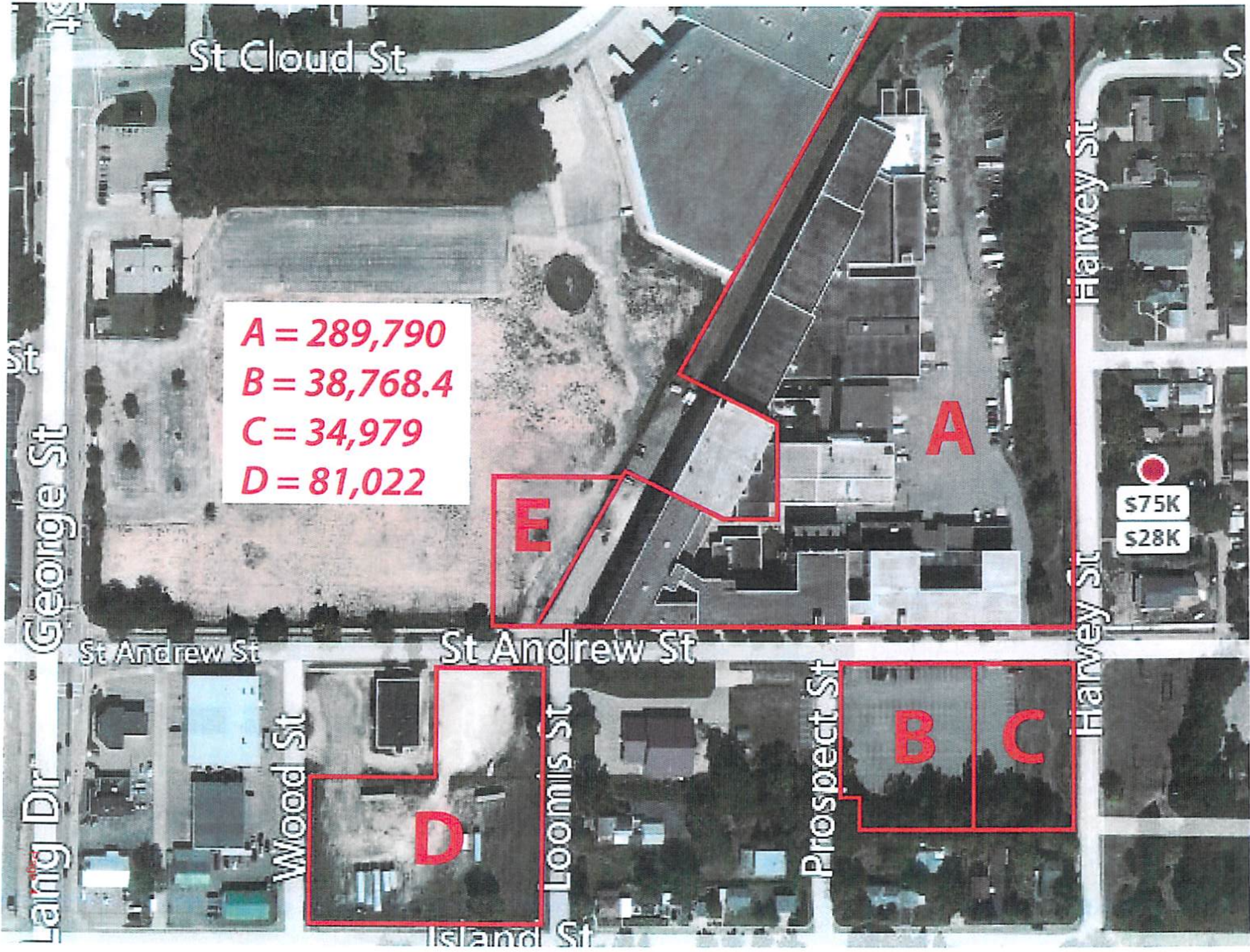
1. That the undersigned is an adult resident of the Village of Holmen State of Wisconsin
2. That the undersigned is (one of the) legal owner(s) of the property located at 1407/1501 St Andrew Street, 500 Prospect Street, 513 Harvey Street, Island Street Lot
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

*Justin T. Hass* Managing Member  
 Justin T Hass, Managing Member  
 The Fenigor Group LLC  
 9/4/2014

Subscribed and sworn to before me in  
this 4<sup>th</sup> day of September, 2014

*Amy Sebranek*  
 Notary Public  
 My Commission expires Jan. 4, 2015





**A = 289,790**  
**B = 38,768.4**  
**C = 34,979**  
**D = 81,022**

**\$75K**  
**\$28K**

**SUMMARY of  
SUPPORT DATA AND DOCUMENTS**

**1) PROPERTY A**

**ADDRESS: 1407/1501 St Andrew Street, La Crosse, WI**

**LEGAL DESCRIPTION: PRT S1/2-NE, LOTS 1 THRU 5 B LOCK 4 & LOTS 1 THRU 13  
BLOC K 9 WACHERS ADDN, PRT VAC L**

**TAX PARCEL NO.: 17-1029-024**

**LAND SIZE: 9.05 ACRES Document No 1473021  
394,218 SF**

<b>BUILDING SIZE:</b>	<b>FIRST FLOOR:</b>	<b>104,428SF</b>
	<b>SECOND FLOOR:</b>	<b>64,546SF</b>
	<b>THIRD FLOOR:</b>	<b>64,546SF</b>
	<b>FOURTH FLOOR:</b>	<b>64,546SF</b>
	<b>BASEMENT:</b>	<b><u>17,926SF</u></b>
	<b>TOTAL</b>	<b>315,992 SF</b>

**ZONING: Heavy Industrial/Light Industrial**

**DATA RESOURCE: REAL ESTATE PROPERTY TAX BILL FOR 2013**

**SUMMARY OF VACANT SF AVAILABLE FOR PARKING**

**394,218 SF TOTAL SF**

**-104,428 SF TOTAL BUILDINGS FOOTPRINT**

**289,790 SF VACANT**

STATE OF WISCONSIN  
 CITY OF LA CROSSE  
 LA CROSSE COUNTY



**REAL ESTATE PROPERTY TAX BILL FOR 2013**

**BILL NO. 3195**

**TAX ACCOUNT NUMBER:** 17-10290-024  
**JURISDICTION CODE:** 5863

**IMPORTANT:** Correspondence should refer to tax account number.  
 See enclosed form for important information.  
 Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

c48p55s15520  
 THE FENIGOR GROUP LLC  
 1501 SAINT ANDREW ST STE C101  
 LA CROSSE, WI 54603-2874

29-16 N-07 Acres 9.050  
 Document No 1473021  
 1407 ST ANDREW ST  
 PRT S1/2-NE, LOTS 1 THRU 5 B  
 LOCK 4 & LOTS 1 THRU 13 BLOC  
 K 9 WACHTERS ADDN, PRT VAC L

**\*\*\*Our office will be closed on December 24, 25, 31, 2013 and January 1, 2014\*\*\***

Assessed Value Land 591,200	Ass'd Value Improvements 1,621,000	Total Assessed Value 2,212,200	Ave. Assmt. Ratio 0.9835	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029909709
Est. Fair Mkt. Land 601,100	Est. Fair Mkt. Improvements 1,648,200	Total Est. Fair Mkt. 2,249,300	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 4,015.50

Taxing Jurisdiction	2012		2013		2012 vs 2013 % Tax Change	2013 Net Tax
	Est. State Aids	Allocated Tax Dist.	Est. State Aids	Allocated Tax Dist.		
State of Wisconsin					240.57	379.27
La Crosse County	2,049,735		2,039,293		5,176.62	8,362.06
Local Municipality	13,472,269		13,305,549		17,123.26	27,074.20
LA CROSSE SCHOOL	28,783,450		26,959,988		14,682.73	24,802.07
WTC	1,067,781		1,129,699		2,999.69	5,548.66
<b>Total</b>					<b>40,222.87</b>	<b>66,166.26</b>
					First Dollar Credit 80.08	82.52
					Lottery & Gaming Credit 0.00	0.00
					Net Property Tax 40,142.79	66,083.74

T R E A S U R E R	<b>Make Check Payable to:</b> <b>LA CROSSE CITY TREASURER</b> CITY OF LA CROSSE 400 LA CROSSE ST LA CROSSE, WI 54601	OTHER:	Delq Wtr 31.25 Delq Swr 29.79 Delq Stormwater 46.09
		<b>Total of Net Tax &amp; Other</b>	66,190.87

CHECK FOR BILLING ADDRESS CHANGE

**BILL NO. 3195**

**TAX ACCOUNT NUMBER** 17-10290-024

Use Name & Address Below for Return to Taxpayer.

THE FENIGOR GROUP LLC  
 1501 SAINT ANDREW ST STE C101  
 LA CROSSE, WI 54603-2874

TOTAL DUE FOR FULL PAYMENT	
PAY BY JANUARY 31, 2014	66,190.87
<small>Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)</small>	

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.	
DUE DATES	AMOUNT
1/31/2014	16,628.08
3/31/2014	16,520.93
5/31/2014	16,520.93
7/31/2014	16,520.93

Please enclose a copy of bill with your payment.  
 The validated copy will be returned to you. Page 6

**2) PROPERTY B – Parking Lot**

**ADDRESS: 500 Prospect Street, La Crosse, WI**

**LEGAL DESCRIPTION: Loomis & Harvey Addition**

**Lots 10, 11, 12, 13 & 14 in Block 3**

**LAND SIZE: 0.890 ACRES Document 1469200**

**38,768.4 SF**

**TAX PARCEL NO.: 17-10213-020**

**ZONING: Light Industrial**

**DATE RESOURCE: REAL ESTATE PROPERTY TAX BILL FOR 2013**

STATE OF WISCONSIN  
 CITY OF LA CROSSE  
 LA CROSSE COUNTY



**REAL ESTATE PROPERTY TAX BILL FOR 2013**

**BILL NO. 2479**

TAX ACCOUNT NUMBER: 17-10213-020  
 JURISDICTION CODE: 5863

**IMPORTANT:** Correspondence should refer to tax account number. See enclosed form for important information. Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

c46p53s15009  
 THE FENIGOR GROUP LLC  
 1501 SAINT ANDREW ST STE C101  
 LA CROSSE, WI 54603-2874

29-16 N-07 Acres 0.890  
 Document No 1469200  
 500 PROSPECT ST  
 LOOMIS & HARVEY ADDITION LOT  
 S 10-14 BLOCK 3 & E 20FT VAC  
 PROSPECT ST LYG W & ADJ TO



**\*\*\*Our office will be closed on December 24, 25, 31, 2013 and January 1, 2014\*\*\***

Assessed Value Land 117,000	Ass'd Value Improvements 0	Total Assessed Value 117,000	Ave. Assmt. Ratio 0.9835	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029909709
Est. Fair Mkt. Land 119,000	Est. Fair Mkt. Improvements 0	Total Est. Fair Mkt. 119,000	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 212.37

Taxing Jurisdiction	2012 Est. State Aids Allocated Tax Dist.	2013 Est. State Aids Allocated Tax Dist.	2012 Net Tax	2012 vs 2013 % Tax Change	2013 Net Tax
State of Wisconsin			20.14	-0.4	20.06
La Crosse County	2,049,735	2,039,293	433.42	2.0	442.26
Local Municipality	13,472,269	13,305,549	1,433.68	-0.1	1,431.91
LA CROSSE SCHOOL	28,783,450	26,959,988	1,229.34	6.7	1,311.75
WTC	1,067,781	1,129,699	251.15	16.8	293.46
<b>Total</b>			<b>3,367.73</b>	<b>3.9</b>	<b>3,499.44</b>
	First Dollar Credit		0.00	0.0	0.00
	Lottery & Gaming Credit		0.00	0.0	0.00
	<b>Net Property Tax</b>		<b>3,367.73</b>	<b>3.9</b>	<b>3,499.44</b>

T R L O C A L A U T H O R I T Y	<b>Make Check Payable to:</b>	OTHER:	Delq Stormwater	4.27
	<b>LA CROSSE</b>			
	<b>CITY TREASURER</b>			
	CITY OF LA CROSSE 400 LA CROSSE ST LA CROSSE, WI 54601			
	<b>Total of Net Tax &amp; Other</b>			<b>3,503.71</b>

CHECK FOR BILLING ADDRESS CHANGE

**BILL NO. 2479**

TAX ACCOUNT NUMBER 17-10213-020

Use Name & Address Below for Return to Taxpayer.

THE FENIGOR GROUP LLC  
 1501 SAINT ANDREW ST STE C101  
 LA CROSSE, WI 54603-2874

**TOTAL DUE FOR FULL PAYMENT**

**PAY BY JANUARY 31, 2014** 3,503.71

Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2014	879.13
3/31/2014	874.86
5/31/2014	874.86
7/31/2014	874.86

Please enclose a copy of bill with your payment. The validated copy will be returned to you. Page 6



**3) PROPERTY C – Parking Lot**

**ADDRESS: 513 Harvey Street, La Crosse, WI**

**LEGAL DESCRIPTION: Loomis & Harvey Addition  
Lots 1, 2, 3, 4 & 5 in Block 3**

**LAND SIZE: 0.803 ACRES Document 1473021  
34,978.68 SF**

**TAX PARCEL NO.: 17-10212-110**

**ZONING: Light Industrial**

**DATA RESOURCE: REAL ESTATE PROPERTY TAX BILL FOR 2013**

STATE OF WISCONSIN  
 CITY OF LA CROSSE  
 LA CROSSE COUNTY



**REAL ESTATE PROPERTY TAX BILL FOR 2013**

**BILL NO. 2474**

TAX ACCOUNT NUMBER: 17-10212-110  
 JURISDICTION CODE: 5863

**IMPORTANT:** Correspondence should refer to tax account number. See enclosed form for important information. Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

c46p53s15004  
 THE FENIGOR GROUP LLC  
 1501 SAINT ANDREW ST STE C101  
 LA CROSSE, WI 54603-2874

29-16 N-07 Acres 0.803  
 Document No 1473021  
 513 HARVEY ST  
 LOOMIS & HARVEY ADDITION LOT  
 S 1 2 3 4 & 5 BLOCK 3 SUBJ T  
 O ESMT IN DOC NO. 1567734 LO



**\*\*\*Our office will be closed on December 24, 25, 31, 2013 and January 1, 2014\*\*\***

Assessed Value Land 105,000	Ass'd Value Improvements 0	Total Assessed Value 105,000	Ave. Assmt. Ratio 0.9835	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029909709
Est. Fair Mkt. Land 106,800	Est. Fair Mkt. Improvements 0	Total Est. Fair Mkt. 106,800	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 190.59

Taxing Jurisdiction	2012		2013		2013 <i>Net Tax</i>
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	2012 Net Tax	2012 vs 2013 % Tax Change	
State of Wisconsin			18.08	-0.4	18.00
La Crosse County	2,049,735	2,039,293	388.97	2.0	396.90
Local Municipality	13,472,269	13,305,549	1,286.63	-0.1	1,285.05
LA CROSSE SCHOOL	28,783,450	26,959,988	1,103.25	6.7	1,177.21
WTC	1,067,781	1,129,699	225.39	16.8	263.36
<b>Total</b>			<b>3,022.32</b>	<b>3.9</b>	<b>3,140.52</b>
		First Dollar Credit	0.00	0.0	0.00
		Lottery & Gaming Credit	0.00	0.0	0.00
		<b>Net Property Tax</b>	<b>3,022.32</b>	<b>3.9</b>	<b>3,140.52</b>

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**Make Check Payable to:**  
**LA CROSSE**  
**CITY TREASURER**  
 CITY OF LA CROSSE  
 400 LA CROSSE ST  
 LA CROSSE, WI 54601

OTHER: Delq Stormwater 1.96

**Total of Net Tax & Other** 3,142.48

CHECK FOR BILLING ADDRESS CHANGE

**BILL NO. 2474**

TAX ACCOUNT NUMBER 17-10212-110

Use Name & Address Below for Return to Taxpayer.

THE FENIGOR GROUP LLC  
 1501 SAINT ANDREW ST STE C101  
 LA CROSSE, WI 54603-2874

**TOTAL DUE FOR FULL PAYMENT**

**PAY BY JANUARY 31, 2014** 3,142.48

**Warning:** If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2014	787.09
3/31/2014	785.13
5/31/2014	785.13
7/31/2014	785.13

Please enclose a copy of bill with your payment. Page 10  
 The validated copy will be returned to you.

**4) Property D – EMPTY LOT**

**ADDRESS: Island Street**

**LEGAL DESCRIPTION: Loomis & Harvey Addition Lot  
S 1-11 Block 5 & that PRT VA  
C N-S Alley Adj to Lots 4-11**

**LOT SIZE: 1.860 Acres Document 1629902  
81,021.6 SF**

**TAX PARCEL NO.: 17-10213-091**

**ZONING: Light Industrial**

**DATE RESOURCE: REAL ESTATE PROPERTY TAX BILL FOR 2013**

STATE OF WISCONSIN  
 CITY OF LA CROSSE  
 LA CROSSE COUNTY



**REAL ESTATE PROPERTY TAX BILL FOR 2013**

**BILL NO. 2488**

TAX ACCOUNT NUMBER: 17-10213-091  
 JURISDICTION CODE: 5863

**IMPORTANT:** Correspondence should refer to tax account number.  
 See enclosed form for important information.  
 Be sure this description covers your property. This description is for  
 tax bill only and may not be a legal description.

c46p53s15018  
 THE FENIGOR GROUP LLC  
 1501 SAINT ANDREW ST STE C101  
 LA CROSSE, WI 54603-2874

29-16 N-07 Acres 1.860  
 Document No 1629902  
 ISLAND ST  
 LOOMIS & HARVEY ADDITION LOT  
 S 1-11 BLOCK 5 & THAT PRT VA  
 C N-S ALLEY ADJ TO LOTS 4-11



**\*\*\*Our office will be closed on December 24, 25, 31, 2013 and January 1, 2014\*\*\***

Assessed Value Land 231,800	Ass'd Value Improvements 0	Total Assessed Value 231,800	Ave. Assmt. Ratio 0.9835	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029909709
Est. Fair Mkt. Land 235,700	Est. Fair Mkt. Improvements 0	Total Est. Fair Mkt. 235,700	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 420.75

Taxing Jurisdiction	2012		2013		2013 <b>Net Tax</b>
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	2012 Net Tax	2012 vs 2013 % Tax Change	
State of Wisconsin			39.91	-0.4	39.74
La Crosse County	2,049,735	2,039,293	858.70	2.0	876.20
Local Municipality	13,472,269	13,305,549	2,840.40	-0.1	2,836.90
LA CROSSE SCHOOL	28,783,450	26,959,988	2,435.56	6.7	2,598.83
WTC	1,067,781	1,129,699	497.59	16.8	581.40
<b>Total</b>			<b>6,672.16</b>	<b>3.9</b>	<b>6,933.07</b>
		First Dollar Credit	0.00	0.0	0.00
		Lottery & Gaming Credit	0.00	0.0	0.00
		<b>Net Property Tax</b>	<b>6,672.16</b>	<b>3.9</b>	<b>6,933.07</b>

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**LA CROSSE**  
**CITY TREASURER**  
 CITY OF LA CROSSE  
 400 LA CROSSE ST  
 LA CROSSE, WI 54601

OTHER:

**Total of Net Tax & Other**

6,933.07

CHECK FOR BILLING ADDRESS CHANGE

**BILL NO. 2488**

TAX ACCOUNT NUMBER 17-10213-091

Use Name & Address Below for Return to Taxpayer.

THE FENIGOR GROUP LLC  
 1501 SAINT ANDREW ST STE C101  
 LA CROSSE, WI 54603-2874

**TOTAL DUE FOR FULL PAYMENT**

**PAY BY JANUARY 31, 2014**

6,933.07

**Warning:** If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

PAY TO CITY TREAS. THE MINIMUM  
 PAYMENTS SHOWN BELOW BY DUE DATES  
 LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2014	1,733.29
3/31/2014	1,733.26
5/31/2014	1,733.26
7/31/2014	1,733.26

Please enclose a copy of bill with your payment. Page 12  
 The validated copy will be returned to you.

**5) PROPERTY E – REFER TO LOT C-2 Proposed Property Layout – Trane 6**

**FUTURE PURCHASE FROM REYES**

**ADDRESS: ST ANDREW STREET AT LOOMIS ST N**

**LOT SIZE: 0.354 ACRES  
15,420.24 SF**

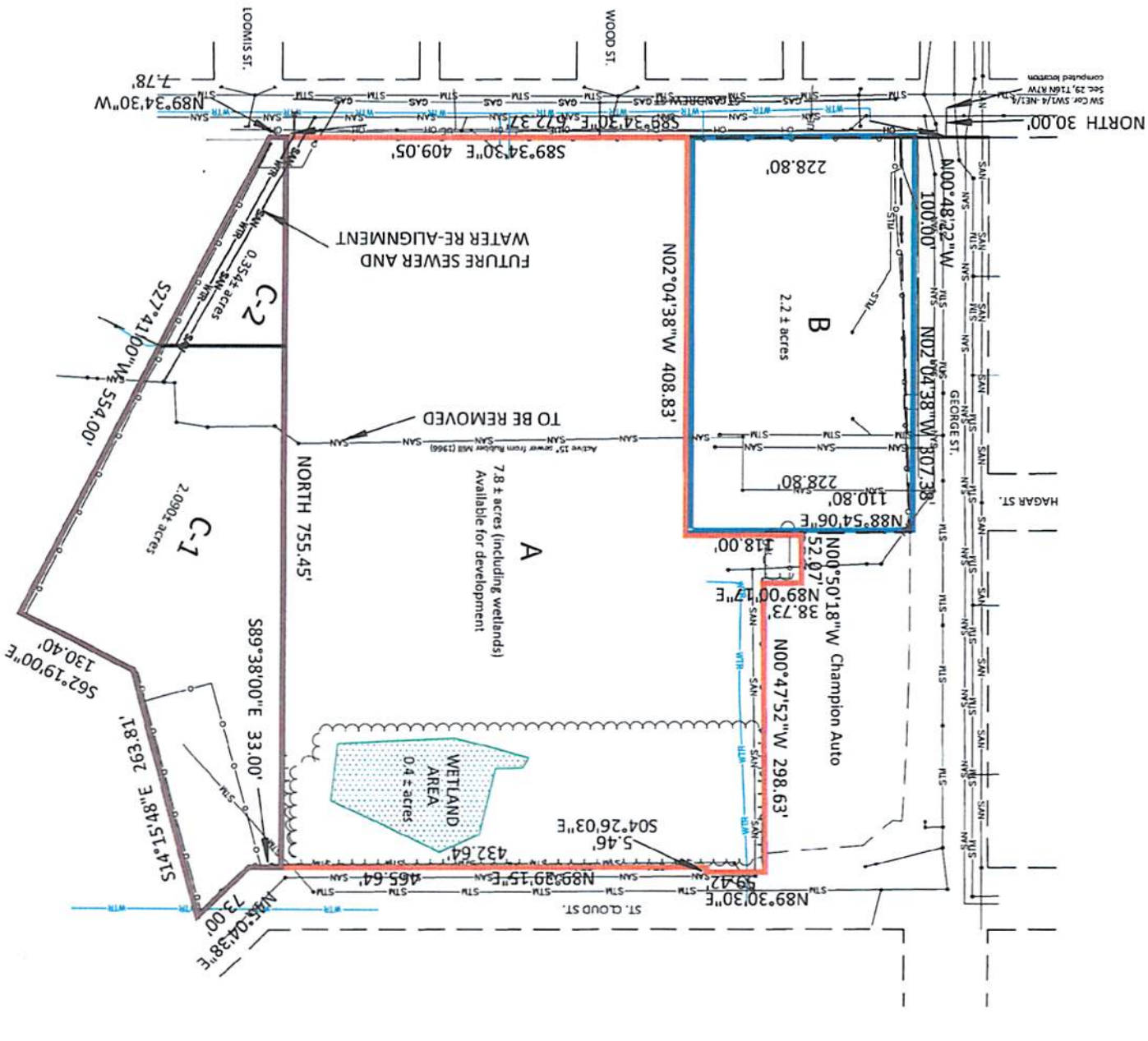


Figure 2: Proposed Property Layout



## SUMMARY OF VACANT LAND AVAILABLE FOR PARKING SPACES

(Per Real Estate Tax Bill 2013)

1. 1407/1501 ST ANDREW STREET	289,790 sf
2. 500 PROSPECT STREET	38,768sf
3. 513 HARVEY STREET	34,979sf
4. ISLAND STREET BLOCK	81,022sf

TOTAL SF AVAILABLE FOR PARKING	444,559sf
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LEGAL DIMENSION OF ONE (1) PARKING SPACE = 7.5' X 17' = 127.5 SF

RESOURCE: CITY OF LA CROSSE PLANNING DEPT (Louis)

## SUMMARY OF REQUIRED PARKING SPACES

### BY CATEGORY

(Per City Planning - *Tom Acklin*)

		PARKING SPACES REQUIRED
1. BEDROOMS	X 1 PARKING SPACE PER BEDROOM	60
2. OFFICE TENANT PARKING = 1 PARKING SPACE PER 300 SF	57,151 sf leased office by 300 =	190
3. RESTAURANT	1 SPACE PER 150 SF SEATING ONLY	
	Pub = 1,296 sf by 150 sf (Per Acklin) =	8.64
	Dining = 1,156 sf	7.71
4. BANQUETS	1 SPACE PER 5 SEATS	
	Dock 7 Banquet Hall – 250 Chairs by every 5 chairs	50
	St Andrew's Square Banquet – 150 seats by 5 chairs	29.5

**TOTAL REQUIRED PARKING SPACES FOR ENTIRE FACILITY INCLUDING APTS = 346 SPACES**

Legal dimensions of 1 parking space is *8.5'* x 17' = *144.5'*. 346 spaces x 127.5' = *44,117* sf







the  
fenigor  
group, llc



1501 St Andrew St, Ste C101 • La Crosse, WI 54603 • 608.782.5226

September 5, 2014

Members of the  
City of La Crosse Common Council

Re: Rezoning Petition for 1501 (1407) St Andrew Street

500 Prospect Street

513 Harvey Street

ISLAND STREET BLOCK

The Fenigor Group LLC respectfully requests your consideration and determination in favor of rezoning the above listed properties to C1 – Local Business.

The rezoning will facilitate the construction of Phase I – Construction of 36 Studio Apartments at the 1501 (1407) St Andrew Street buildings, formerly La Crosse Footwear.

The additional listed properties are all owned by The Fenigor Group LLC will facilitate the parking needs of the entire facility upon completion.

Attached, please find supporting documentation to provide you with current data including:

- A. Blueprints for Phase I
- B. Parking space requirements and compliance
- C. Figure 2: Proposed Property Layout for Trane 6.

1) VISUAL OF C2

Reyes has agreed to sell The Fenigor Group LLC the section titled "C-2" (.354+ Acres) on the property layout. C-2 will square off the property line on the West side of 1501 St Andrew to add additional parking and meet green space landscape requirements

- D. Application for Rezoning

Regards,

*Justin T. Hass* Managing Member 9/4/14  
Justin T Hass, Managing Member, The Fenigor Group LLC

# Rezoning Petition

For

(Former La Crosse Footwear Inc. Property)

1407/1501 St Andrew Street -500 Prospect St – 513 Harvey St.- Island Street Lot


La Crosse, WI 54603

Respectfully requested by

The Fenigor Group LLC, 1501 St Andrew Street, La Crosse, WI 54603

*Take a step back in time...*

SQUARE  
DICK  
DIE



**MACC**  
1501  
Saint Andrew Street

Take a step back in time and into an 18th Century Historical Landmark that has stood the test of time. La Crosse Rubber Mills/La Crosse Footwear manufactured rubber boots from 1897 - 2006. Now, a newly renovated multi-use facility. The 432,000 Sq. Ft. is now energy compliant and includes a restaurant and banquet facilities, outdoor courtyards, commercial offices, and storage facilities.

For consideration and determination from the  
City Plan Commission – Judiciary & Administration Committee  
Common Council

**THE FENIGOR GROUP LLC**  
**PETITION FOR CHANGE TO CHAPTER 15, ZONING,**  
**OF THE CODE OF ORDINANCES**  
**OF THE CITY OF LA CROSSE**

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