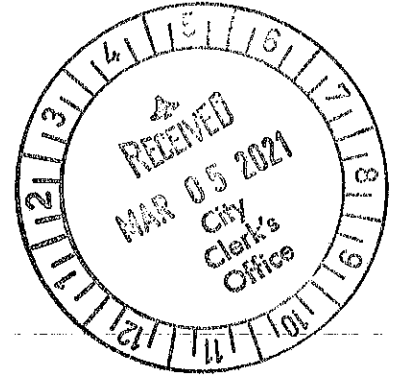


**Rezoning Petition for City of LaCrosse  
Cover Page**

2/3/2021  
Ironside Properties LLC.  
1220 Oak Forest Drive  
Onalaska, WI 54650



Ironside Properties LLC. Is proposing to build self storage units at 630 Fishermans Road. Ironside Properties is purchasing a 0.57 acre parcel from Jay Crandall.

Ironside Properties LLC. Is proposing a plan to build 3 separate self storage buildings consisting of approximately 10,800 square feet of new construction. There will be a total of 30 individual units in a variety of sizes. The property will include asphalt driveways as well as video surveillance. It will include landscaping (trees, shrubs, plantings) as well as stormwater retention ponds to reduce the water runoff from the site. The sides of the building facing Fishermans Road will include masonry brick/stone to enhance the appearance. The proposed buildings will work well with the other buildings and storage units in the area. There are currently airport hangars for rent across the street and other storage units very close by.

Ironside Properties LLC. Currently owns and operates Ironside Self Storage in Onalaska. Ironside Properties LLC has been in business since 2014 and is a professional, well respected company in the community. The site is clean and very well maintained. We operate at full capacity and our customers in LaCrosse and Onalaska are in need of more space for their storage needs. The demand for clean, well maintained, and professional storage is needed in this area for our growing community.

The site we are proposing building on has always been vacant. These storage units will be an asset to the area, and will provide the city with additional tax dollars. Thank you for your time and review.

Respectfully Submitted,

Mitchell Lown  
Owner  
Ironside Properties LLC

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address): Mitchell Lown (Ironside Properties LLC.)  
1220 Oak Forest Drive  
Onalaska, WI 54650

Owner of site (name and address): Jay M Crandall  
2545 13th place south  
LaCrosse WI 54601

Address of subject premises: 630 Fishermans Road

Tax Parcel No.: 1710267-53, 1710267-52

Legal Description: part of the NE 1/4, section 18, Township 16 North,  
Range 7 West, City of LaCrosse, LaCrosse County, Wisconsin.  
More particularly described as the East 220 feet of the West 820  
Feet of the North 101.5 feet of said quarter-quarter section

Zoning District Classification: Light Industrial District - M1

Proposed Zoning Classification: Heavy Industrial District - M2

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: Self-storage or Mini Warehouse

Proposed Rezoning is Necessary Because (Detailed Answer):  
Land is currently designated Light Industrial and  
Self Storage Buildings require a heavy Industrial  
designation

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):  
Currently the neighborhood consists of Self Storage, Airport  
Facilities, Airport Storage hangars, Dog daycare, US geological  
Fish+Wildlife. Self Storage is already there, and already a proven  
good use for the area

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

*This small development should be considered "Smart Growth" meaning that it allows for a needed development and service, while maintaining the area around it. Fishermans Road is a gateway to a nice recreational area. Self storage is very lowkey and quiet. This project adds to city development without being 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 \_\_\_\_\_ 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.

*[Handwritten Signature]*

(signature)

608 769 4635

(telephone)

2/2/2021

(date)

Lowntown@gmail.com

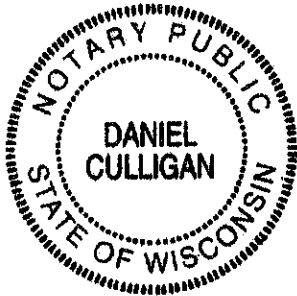
(email)

STATE OF WISCONSIN )

COUNTY OF LA CROSSE )

) ss.

Personally appeared before me this 2 day of February, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



*[Handwritten Signature]*  
Notary Public  
My Commission Expires: 12/13/2022

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

Review was made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: see email  
Director of Planning & Development

## **Recordable Legal Description**

Part of the NE  $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 18, Township 16 North, Range 7 West, City of LaGrosse, LaGrosse County, Wisconsin. More particularly described as the North 101.5 feet of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  EXCEPT the East 500 feet and the West 600 feet of said North 101.5 feet

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## Craig, Sondra

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**From:** Acklin, Tim  
**Sent:** Friday, March 5, 2021 4:27 PM  
**To:** Craig, Sondra  
**Subject:** RE: FOR REVIEW - Rezoning/CUP - Ironside Properties LLC - 630 Fisherman's Road

All good

Tim Acklin, AICP  
Senior Planner  
City of La Crosse  
400 La Crosse St  
La Crosse, WI 54601  
608-789-7391  
[www.cityoflacrosse.org](http://www.cityoflacrosse.org)



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**From:** Craig, Sondra  
**Sent:** Friday, March 5, 2021 4:23 PM  
**To:** Acklin, Tim <[Acklint@cityoflacrosse.org](mailto:Acklint@cityoflacrosse.org)>  
**Subject:** FOR REVIEW - Rezoning/CUP - Ironside Properties LLC - 630 Fisherman's Road

Hi Tim,

I'm helping Nikki out with some of the Deputy duties. I've attached rezoning and CUP applications for Ironside Properties LLC. Could you please take a look at them and let me know if they have you thumbs up in lieu of the planning department signature on the second page of the applications.

Thanks!

Sondra Craig  
Assistant Clerk  
La Crosse City Clerk's Office  
400 La Crosse Street  
La Crosse WI 54601  
608-789-7549  
[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)

AFFIDAVIT

STATE OF WISCONSIN )  
COUNTY OF LACROSSE ) ss

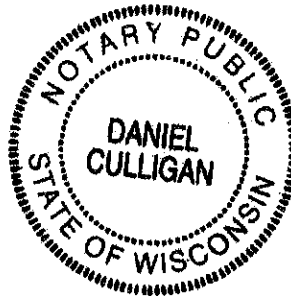
The undersigned, JAY CRANDALL, being duly sworn states:

1. That the undersigned is an adult resident of the City of LaCrosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 630 Fishermans Road.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Jay Crandall  
Property Owner

Subscribed and sworn to before me this 2 day of February, 2021.

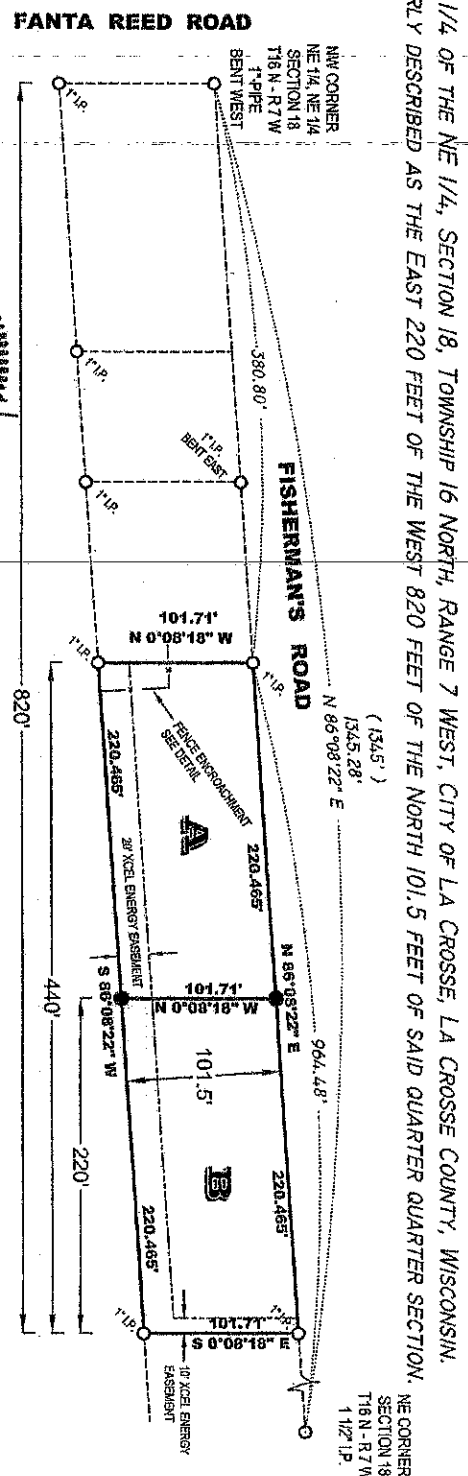
Daniel Culligan  
Notary Public  
My Commission expires 12/13/2022



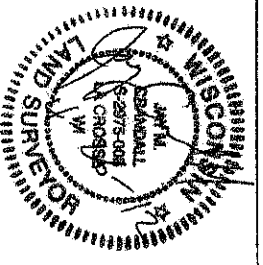
# PLAT OF SURVEY

**A** PART OF THE NE 1/4 OF THE NE 1/4, SECTION 18, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS THE EAST 440 FEET OF THE WEST 820 FEET EXCEPT FOR THE EAST 220 FEET OF THE NORTH 101.5 FEET OF SAID QUARTER QUARTER SECTION.

**B** PART OF THE NE 1/4 OF THE NE 1/4, SECTION 18, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS THE EAST 220 FEET OF THE WEST 820 FEET OF THE NORTH 101.5 FEET OF SAID QUARTER QUARTER SECTION.



BASIS OF BEARING: THE NORTH LINE OF THE NE OF NE OF SECTION 18 ASSUMED N 86°08'22" E



**SURVEYOR:**  
GRANDALL SURVEYING, LLC  
2545 13TH PLACE SOUTH  
LA CROSSE, WI 54601

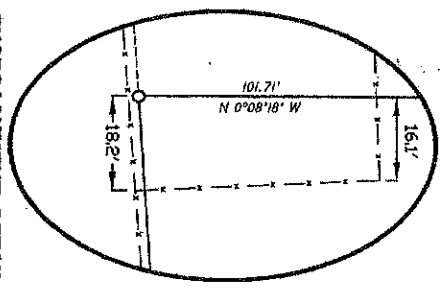
**SURVEY REQUESTED BY:**  
JAY GRANDALL  
2545 13TH PLACE SOUTH  
LA CROSSE, WI 54601

I, JAY M. GRANDALL, WISCONSIN REGISTERED LAND SURVEYOR #2975, HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL. I FURTHER CERTIFY THAT THIS INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CITY OF LA CROSSE LAND DIVISION APPROVAL  
CITY ASSESSOR: *Mark Schaefer* DATE: *5/31/12*  
CHIEF INSPECTOR: *David Reinhart* DATE: *5/31/12*

LEGEND	
○	FOUND MONUMENT
●	SET 1 1/2" x 1" IRON PIPE @ 1.13 lb/ft.
—	CHAIN LINK FENCE
—	EASEMENT PERIMETER

NOTE: ALL PIPE DIMENSIONS ARE OUTSIDE DIAMETER



CL-2283

16-7-18-1

# FISHERMAN'S ROAD

**DOGGY DAYCARE**

**101.71'**

10'x40' UNIT

3' ASPHALT

**220.465'**

14'x50' UNIT

10'x40' UNIT

10'x30' UNIT

10'x40' UNIT

**101.71'**

3' ASPHALT

10'x15' UNIT

**101.71'**

**AMERICAN  
LEGION**

**22.58'**

**220.465'**

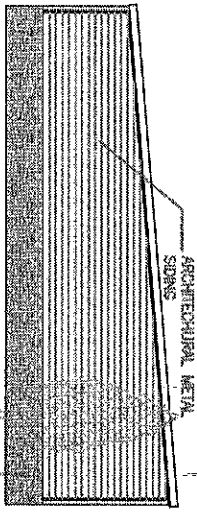
**22.65'**

XCEL ENERGY  
EASEMENT

power pole guy is  
5 feet north of fence

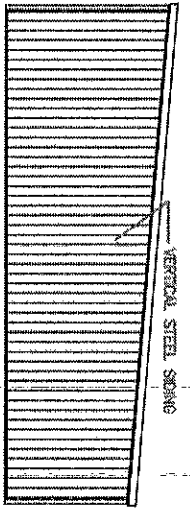
XCEL ENERGY EASEMENT



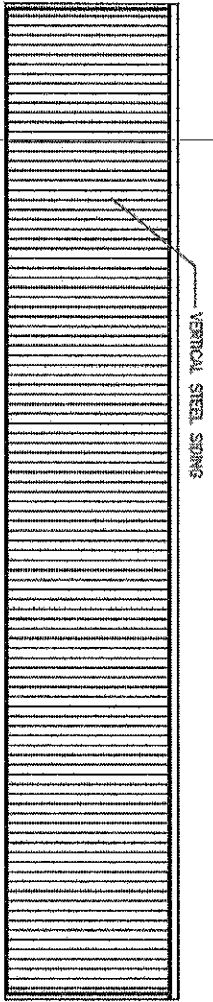


NORTH ELEVATION  
BUILDING "C"

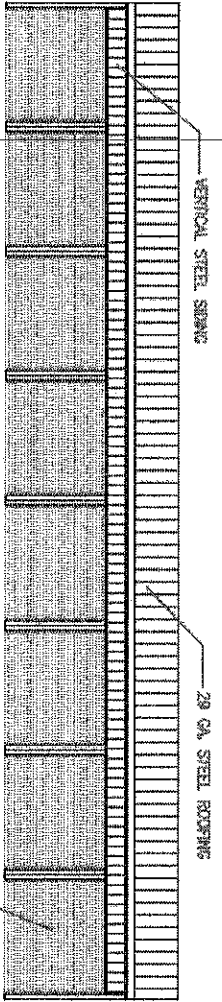
4" OSA DI SASSI STONE



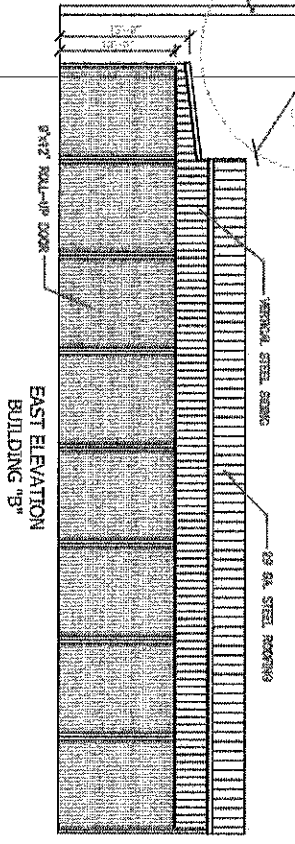
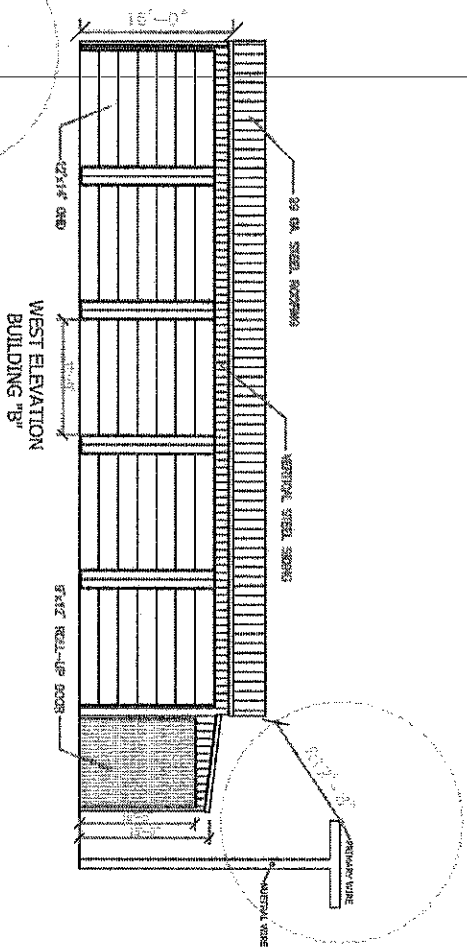
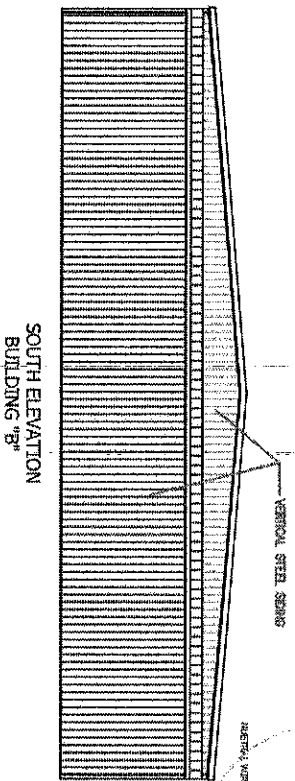
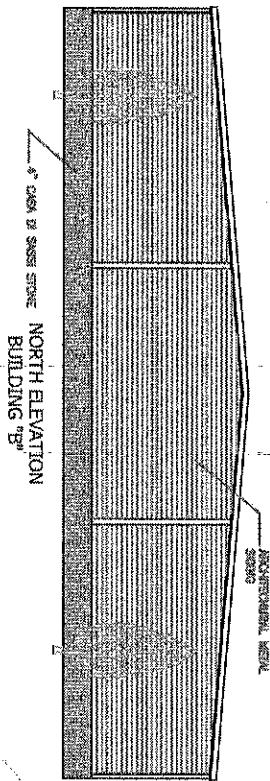
SOUTH ELEVATION  
BUILDING "C"

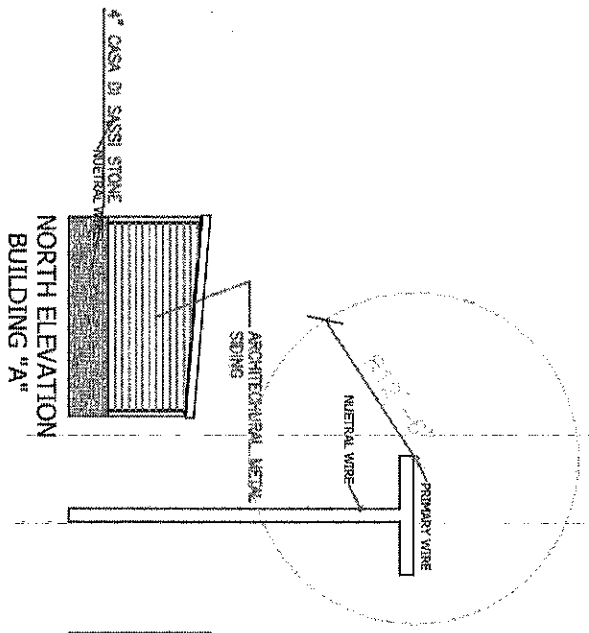


WEST ELEVATION  
BUILDING "C"

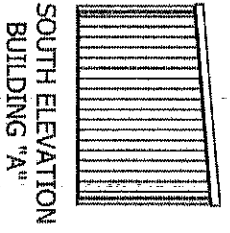


EAST ELEVATION  
BUILDING "C"

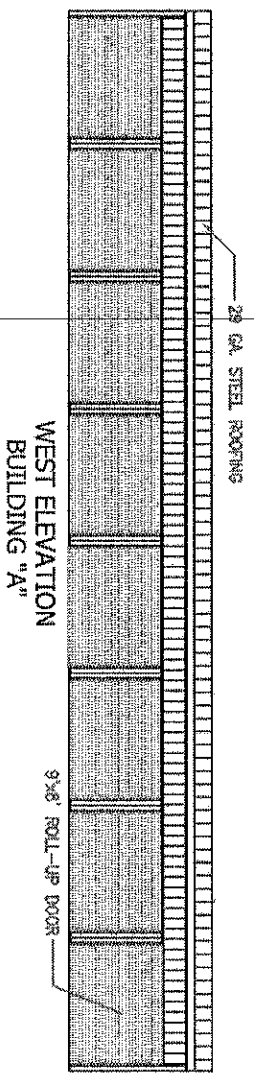




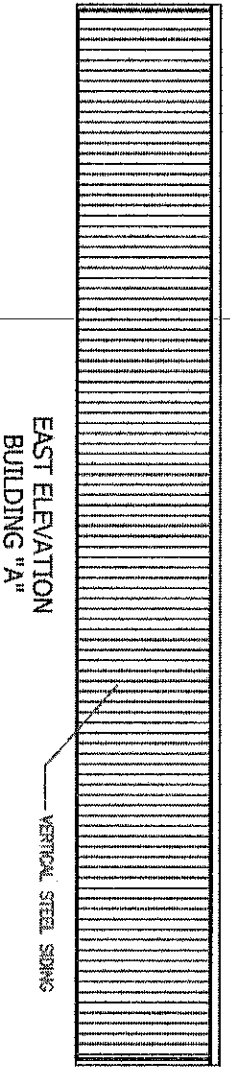
NORTH ELEVATION  
BUILDING "A"



SOUTH ELEVATION  
BUILDING "A"



WEST ELEVATION  
BUILDING "A"



EAST ELEVATION  
BUILDING "A"

VERTICAL STEEL SIDINGS