

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

RRJ Holdings, LLC., Ryan R. Johnson
319 Main St STE 404
La Crosse, WI 54601

Owner of site (name and address):

Michael J. Erickson
1605 Rose St.
La Crosse, WI 54601

Address of subject premises:

1605 Rose St.
La Crosse, WI 54601

Tax Parcel No.: 17-10510-60

Legal Description: RIVERS WALK ADDITION LOT 6 & E 40FT LOT 5 EX .04 AC FOR
LOT SIZE .700 AC

PDD/TND: General Specific General & Specific

Zoning District Classification:

C2

Proposed Zoning Classification:

PDD

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 consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:
Vacant. Formerly A1 Glass.

Property is Proposed to be Used For:

Multi-Tenant.
Retail, Office, Greenhouse, Brewnouse.

Proposed Rezoning is Necessary Because (Detailed Answer):

Propose rezoning is necessary because of TreeHuggers Co-op expanded indoor garden
608 Craft Soda (name TBD) in the future.

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

Please see attached Appendices A-1.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
Please see attached Appendices A-2.

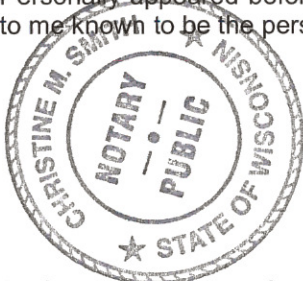
The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the _____ day of _____, _____.

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]
(signature)
608 317 5353 9-4-2020
(telephone) (date)
ryan5533@hotmail.com
(email)

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

Personally appeared before me this 4th day of September 2020 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: 8-23-2023

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

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

Review was made on the 4th day of September, 2020

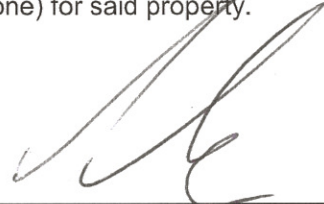
Signed: [Signature]
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Michael J Erickson, 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 1605 Rose Street.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

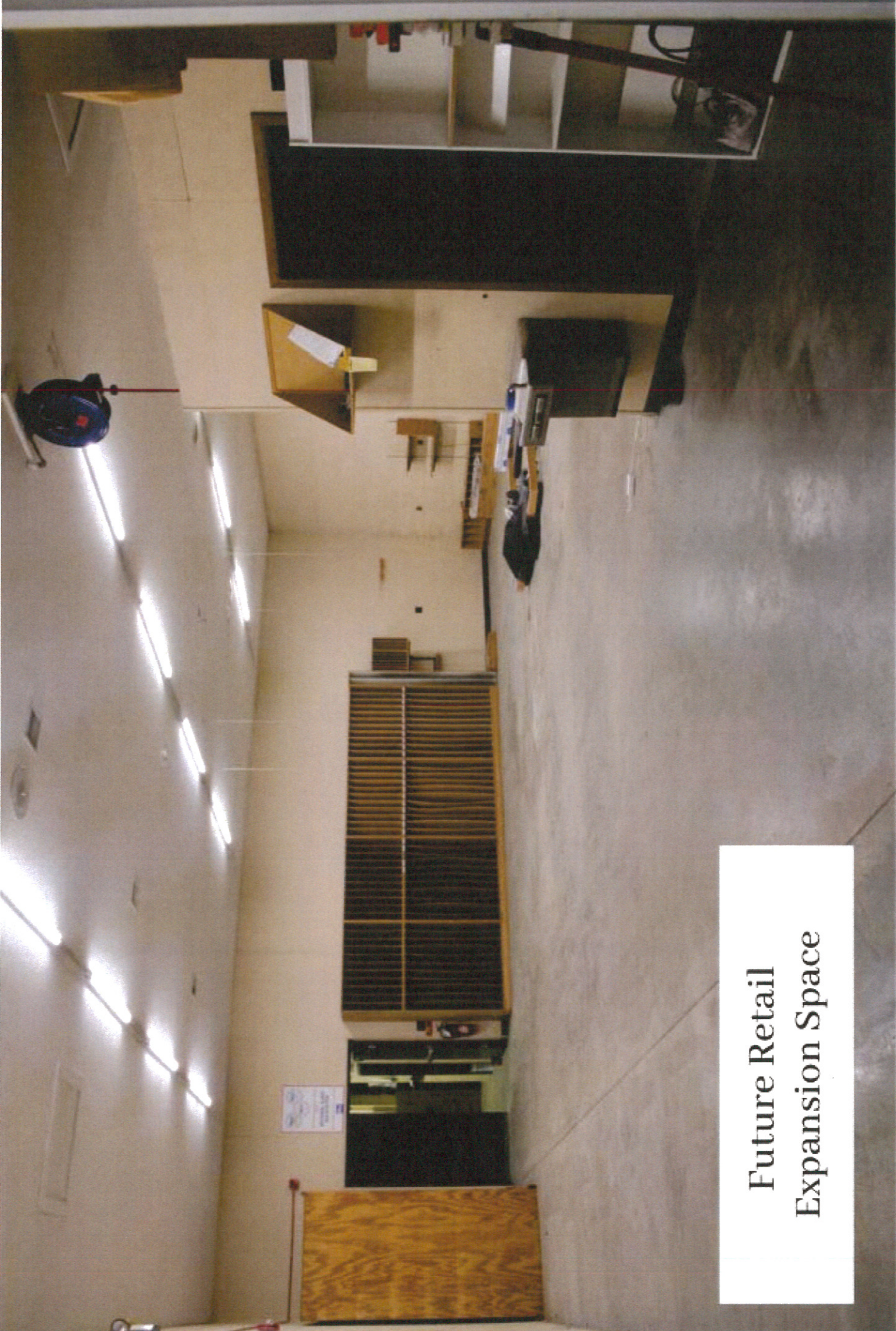


Property Owner

Subscribed and sworn to before me this 4th day of Sept, 2020

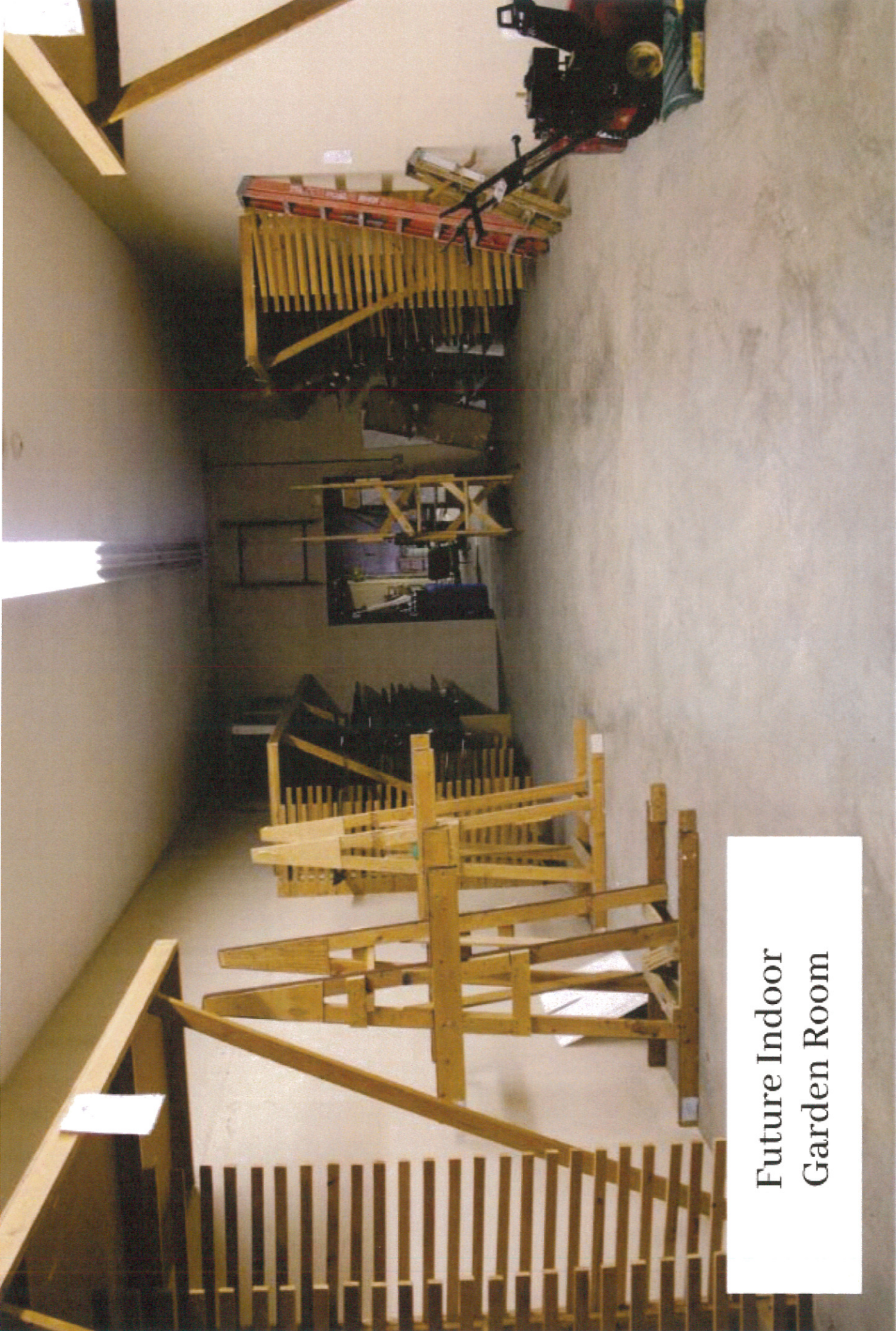

 Notary Public Jade Forshee
 My Commission expires 4/5/24.





Future Retail
Expansion Space

Future Indoor
Garden Room





Brewhouse (north 5100sf of buidling), potential future
retail outlet space for 608 Craft Soda (name TBD)

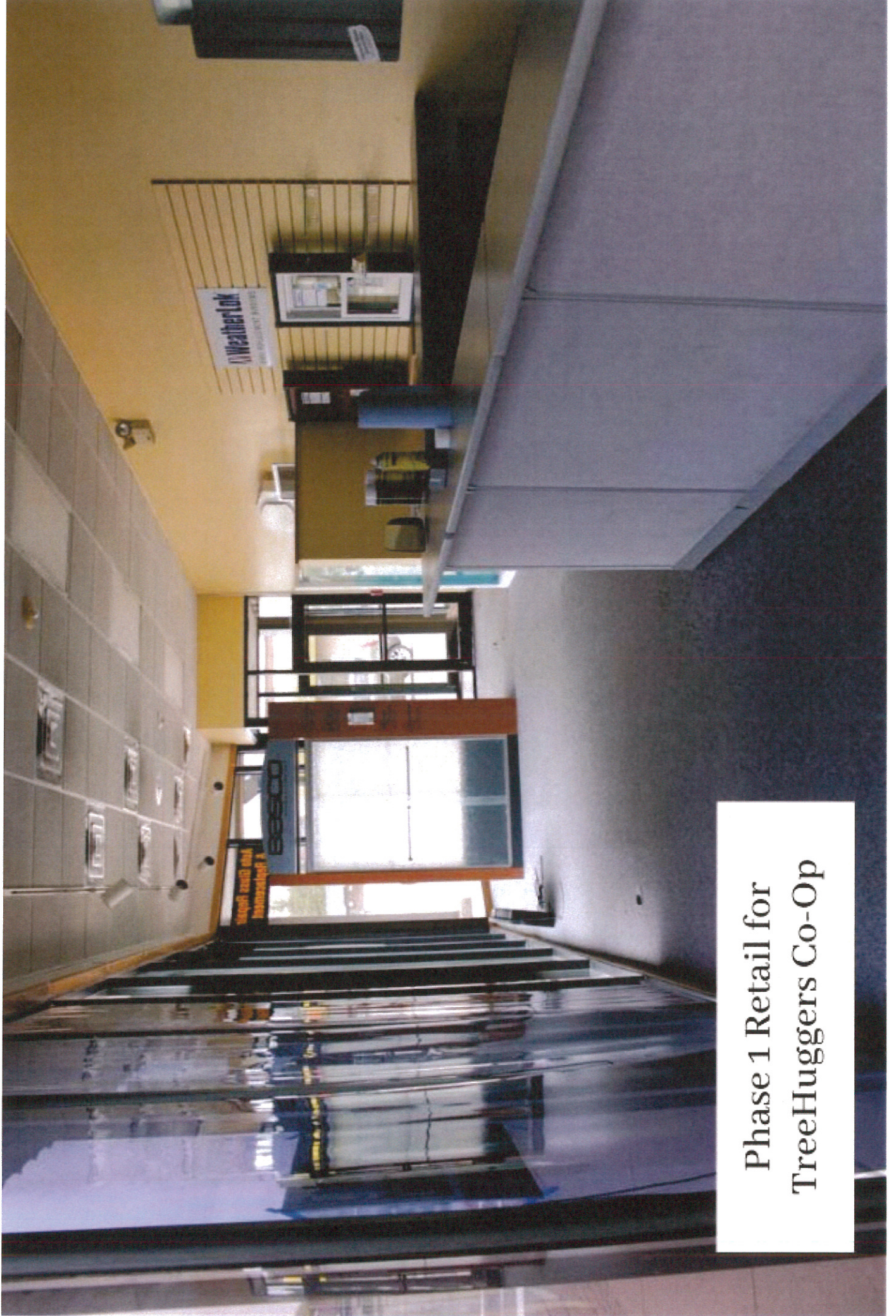
The image shows the interior of a large, empty industrial building, likely a brewhouse, during a renovation or construction phase. The walls are made of light-colored concrete or masonry, with some exposed rebar and structural elements. The floor is a smooth, light-colored concrete. In the foreground, there are several large white boxes stacked on a metal frame, with the 'CNL' logo visible on them. In the background, there are wooden scaffolding structures and a sign that reads 'A-1 GLASS'. The overall atmosphere is one of a large, open space being prepared for a new purpose.

Brewhouse (north 5100sf of buidling), potential future
retail outlet space for 608 Craft Soda (name TBD)

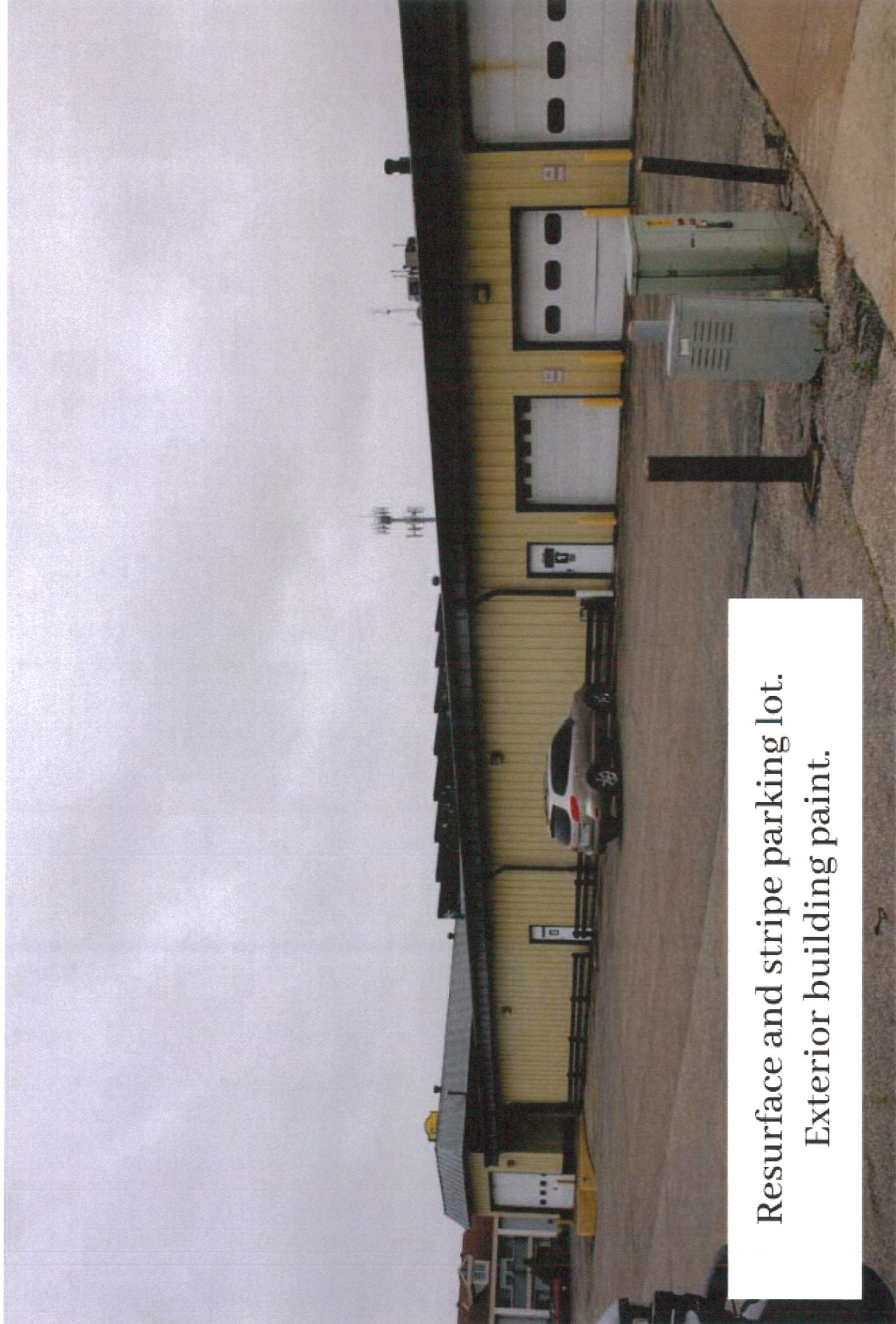
Phase 1 Retail for
TreeHuggers Co-Op



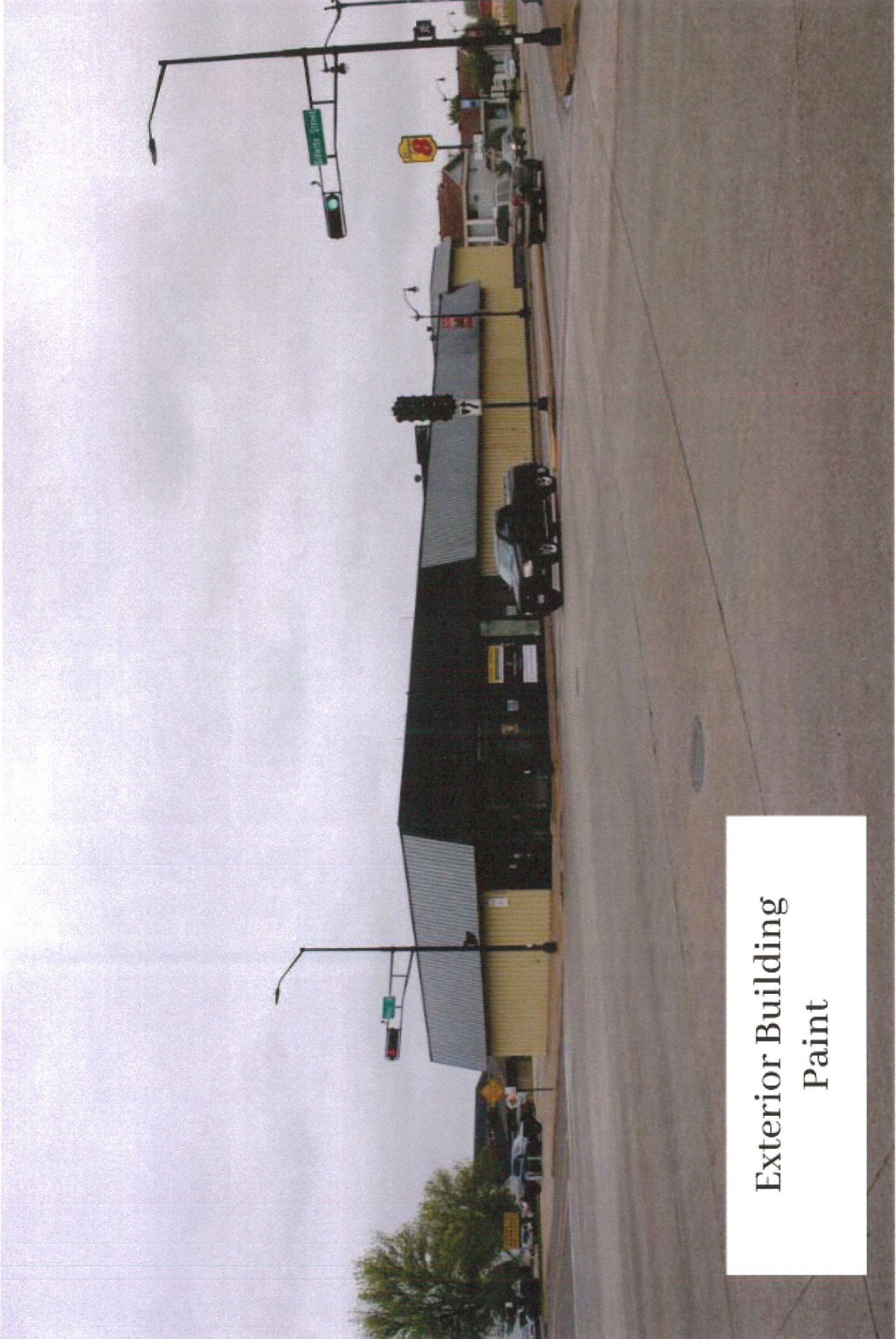
Phase 1 Retail for
TreeHuggers Co-Op



Resurface and stripe parking lot.
Exterior building paint.



Exterior Building
Paint





312 4th St. S
La Crosse, WI 54601
608.782.8733

Tree Huggers Co-op Expansion Phase Plan

Phase 1: CBD Retail Space (first 3-6 months)

- Retail Store buildout with necessary POS, products, display cases, materials, etc.
- Products available for consumer purchases
- Education about products/services provided by staff
- Community Focused – CARE program for giving back and raising awareness
- FAQs – one-stop-shop to get products, information and answers about CBD industry

Phase 2: Indoor Garden Grow Space (months 6-12)

- Agricultural grow space for Wisconsin DATCP approved indoor Hemp grow
- Seedling, cloning, vegetative and flowering growth space operations
- Lab analytics – testing and data analysis and research
- Processing space for Wisconsin DATCP approved Hemp processing – biomass
- Handling, trimming, transferring, weighing, labeling, packaging, etc.
- Drying, curing and safe/secure storage
- City Inspector approved facility – electrical, waste water management, HVAC
- Community Education & Awareness – Hemp Tours, Garden Visits, Q&A, etc.

Phase 3: Extraction & Product Lines (year 2)

- Biomass Extraction *may or may not take place onsite right away, possible outsource
- City Inspector approved facility – electrical, waste water management, HVAC, etc.
- Food Grade licensed kitchen for infused products
- CBD Oil Tinctures
- Infused Beverage products
- Topicals and Creams
- Concentrates and Extracts
- Community Education & Awareness – Tour, Lab Visits, Q&A, etc.



Wisconsin Department of Agriculture, Trade and Consumer Protection

2811 Agriculture Drive, PO Box 8911, Madison, WI 53708-8911

License Number: 487115-HG

Expires: October 31, 2020

Statute: 94.55

Hemp Grower

Legal Name:

Brent Welch

312 4th St S La Crosse WI 54601-4021

Doing Business As:

Tree Huggers Collective LLC

Business County: La Crosse County

In order to grow industrial hemp in Wisconsin, you are required to maintain, in good standing, an Industrial Hemp Grower license issued under Wis. Stat. 94.55 and Wis. Admin. Code ch. 22 and complete an Annual Registration for each growing season.

This document represents both your one-time hemp grower license as well as your annual hemp grower registration. Your one-time license does not expire, while your hemp grower registration expires on the expiration date shown above.

This is your license/permit/certification/registration document. Post or carry as required by law. Non-transferrable - subject to revocation or suspension as provided by law.

Remove this card and carry as identification.



Wisconsin Department of Agriculture, Trade and Consumer Protection

2811 Agriculture Drive, PO Box 8911. Madison, WI 53708-8911

License Number: 479043-HP

Expires: October 31, 2020

Statute: 94.55

Industrial Hemp Processor

Legal Name:

Brent Welch

312 4th St S La Crosse WI 54601-4021

Doing Business As:

Tree Huggers Collective LLC

Business County: La Crosse County

In order to process industrial hemp in Wisconsin, you are required to maintain, in good standing, an Industrial Hemp Processor license issued under Wis. Stat. 94.55 and Wis. Admin. Code ch. 22 and complete an Annual Registration for each growing season.

This document represents both your one-time hemp processor license as well as your annual hemp processor registration. Your one-time license does not expire, while your hemp processor registration expires on the expiration date shown above.

This is your license/permit/certification/registration document. Post or carry as required by law. Non-transferrable - subject to revocation or suspension as provided by law.

Remove this card and carry as identification.

DA 10 DT 010 (02/10/10)



Teri Lehrke, WCPC, City Clerk
400 La Crosse Street
La Crosse, Wisconsin 54601
Phone (608) 789-7510
Fax (608) 789-7552
www.cityoflacrosse.org

September 6, 2019

Logan Eldred
Pahana Enterprises LLC
Via email to: pahanaenterprises@gmail.com

Dear Mr. Eldred:

On August 28 you sent an email stating, "I am looking to start growing industrial Hemp indoors for flower. My company is Pahana Enterprises LLC is licensed through the DATCP to grow Industrial hemp and I am requesting any information regarding whether or not there is any county or city ordinances that would prevent me from operating in a legal fashion. It would be at the "Tree-huggers Co-op" located at 312 4th St South La Crosse, Wi 54601 In the basement.. . If I could get in writing that there is no conflict with you guys on letterhead for me to show the building owner so we can proceed I would appreciate it!!."

It appears you are aware that there are licensing requirements on the state level for growing hemp. Please be advised that you must follow those regulations. According to Wisconsin DATCP FAQs they have location requirements, among many other things.

Regarding growing hemp in the basement of 312 4th St. S., in La Crosse, I checked with the Planning Department as to any zoning issues at that address. Senior Planner Tim Acklin and Chief Building Inspector David Reinhart agreed that if you are growing hemp to be sold as a product in a retail store on the premises then you would be permitted to do so on the property. If you are growing the hemp to be sold wholesale to someone else, then you would not be permitted to do so on the property.

I am not able to address county ordinances, only ordinances in the City of La Crosse.

Please let me know if you have further questions.

Sincerely,

Teri Lehrke, WCPC
City Clerk



BREWING COMPANY

83 Copeland Ave.
La Crosse, WI 54601
(608) 519-9686

Proposed Business Development and Expansion Plan: 608 Brewing Company

The north portion of the building located at 1605 Rose St. consists of approximately 5100 sq. feet. This space will be used for setting up a brew house to support the existing 608 Brewing Company operations and also be the future home of 608 Craft Soda Co. (official name TBD).

Phil Humphrey and Ryan Johnson have been working on a partnership to create craft soda in La Crosse. The operation would consist of the brew house and potential bottling line. This would be a phase 3 addition once the partnership secures the equipment and decides on timing for launch. The operation would look to possibly have a small retail area to purchase products and items/merchandise associated with the brand.

608 Brewing Company is currently located at 83 Copeland Ave. In the 2 years since opening, 608 Brewing Company has seen significant growth and have already reached the point where they need to expand. The ability to add additional brew space at this location allows 608 Brewing Company to continue operating at 83 Copeland Ave. while meeting increased demand. 608 Brewing Company has already proven themselves to be a community asset, so we personally want to be a part of finding a solution with them in La Crosse.



Full Report

Property Location : 1605 Rose St

View: Full Report View ▼

[Report Options](#)

[Print Report](#)

[Search Criteria](#)

[Search Results](#)

[Modify Search](#)

Owner:

Erickson Michael J
1605 Rose St
La Crosse, WI 54603

Taxed by: City Of La Crosse

Taxkey # 017010510060

Owner Occupied: Yes

Property Address:

1605 Rose St
La Crosse, WI 54603-2205

[ID Walk Down](#)

[ID Walk Up](#)

Record 1 of 1 selected records

County: La Crosse

Taxed by: City Of La Crosse

Taxkey # 017010510060

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2019	Commercial	\$ 303,600	\$ 295,400	\$ 599,000	0.000-	0.697	0.920960166
2018	Commercial	\$ 303,600	\$ 295,400	\$ 599,000	0.000-	0.697	0.835940276
2017	Commercial	\$ 303,600	\$ 295,400	\$ 599,000	4.647↑	0.700	0.863914979
2016	Commercial	\$ 265,600	\$ 306,800	\$ 572,400	0.000-	0.700	0.916569215
2015	Commercial	\$ 265,600	\$ 306,800	\$ 572,400	0.000-	0.700	0.937156002
2014	Commercial	\$ 265,600	\$ 306,800	\$ 572,400	0.000-	0.700	0.956124557
2013	Commercial	\$ 265,600	\$ 306,800	\$ 572,400	0.000-	0.700	0.983502763
2012	Commercial	\$ 265,600	\$ 306,800	\$ 572,400	0.000-	0.700	0.986122240
2011	Commercial	\$ 265,600	\$ 306,800	\$ 572,400	0.000-	0.700	0.986336072

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2019	\$15,364.16	\$78.25		\$15,285.91		\$154.25		\$15,440.16	0.920960166
2018	\$17,470.94	\$78.61		\$17,392.33		\$118.00		\$17,510.33	0.835940276
2017	\$17,447.14	\$78.39		\$17,368.75				\$17,368.75	0.863914979
2016	\$16,654.79	\$79.79		\$16,575.00				\$16,575.00	0.916569215
2015	\$16,672.51	\$80.38		\$16,592.13				\$16,592.13	0.937156002
2014	\$16,620.67	\$80.72		\$16,539.95				\$16,544.54	0.956124557
2013	\$17,120.33	\$82.52		\$17,037.81				\$17,042.40	0.983502763
2012	\$16,476.00	\$80.08		\$16,395.92				\$16,395.92	0.986122240
2011	\$16,477.95	\$82.81		\$16,395.14				\$16,395.14	0.986336072

Assessor

Building Square Feet :	Year Built :	Township : 16N
Bedrooms :	Year Remodeled :	Range : 7W
Full Baths :	Effective Year Built :	Section : 20
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 2849 La Crosse	
Zoning :	Historic Designation :	

Legal Description

Rivers Walk Addition Lot 6 & E 40FT Lot 5 Ex .04 Ac For R/w In V1423 P345 Lot Sz: .700 Ac

Sales

Conveyance Date : 9/19/2001	Date Recorded : 10/9/2001	Value/Sale Price : \$ 285,000.00
Grantor Name : Erickson Dorothy E	Transfer Fee :	
Grantee Name : Erickson Michael J	Document# : 1289236	
Conveyance Instrument : Quit Claim Deed	Conveyance Type : Pursuant To Judgment Of	

Information is supplied by third parties and has not been verified (2020)