

PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

RED ARROW DIVISON LP WARREN LOVELAND
PO BOX 2829 LACROSSE 54602

Owner of site (name and address):

BAKALARS REAL ESTATE LLC MICHAEL E. BAKALARS
5330 CREEKSIDE PLACE LACROSSE 54601

Address of subject premises:

2219 SOUTH AVE

Tax Parcel No.: 17-50280-70 , 17-50280-080 , 17-50018-50

Legal Description: SEE ATTACHED

PDD/TND: General Specific General & Specific

Zoning District Classification: M-2 HEAVY INDUSTRIAL

Proposed Zoning Classification: TRADITIONAL NEIGHBORHOOD DEVELOPMENT

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

Property is Proposed to be Used For:

MULTIPLE RESIDENCE

Proposed Rezoning is Necessary Because (Detailed Answer):

USE PROPOSED NOT ALLOWED IN M-2

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
NEIGHBORS TO SOUTH RESIDENTIAL - TO EAST AND NORTH INDUSTRIAL AND RAILROAD. NOT DETRIMENTAL TO THEM.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
HISTORIC PRESERVATION, URBAN INFILL, INCREASE DENSITY, STRENGTHEN NEIGHBORHOOD. USE MORE COMPATIBLE WITH NEIGHBORS. REHAB CONDEMNED BUILDING. INCREASE ASSESSED VALUE, PROVIDE WORKFORCE HOUSING, STIMULATE IMPROVEMENT IN NEIGHBORING PROPERTY

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 27 day of NOVEMBER, 2013.

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.

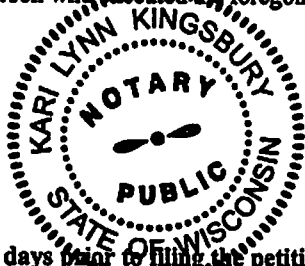
Michael E. Bull
(signature)

608-784-0384 27 NOVEMBER 2013
(telephone) (date)

MIKE@BAKAWANLSAUSAGE.COM
(email)

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

Personally appeared before me this 27th day of November 2013 the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Kari Lynn Kingsbury
Notary Public
My Commission Expires: 7/28/2017

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 & Inspections Department to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 15.16(E)(1) of the 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 31st day of December, 2013

Signed: Lawrence J. Kuciel Director of Planning & Development

ARMORY APARTMENTS GENERAL DEVELOPMENT PLAN

Red Arrow Division Limited Partnership holds an option to purchase 3 parcels of land at 2219 South Avenue. It will be the owner of the property. Loveland Armory LLC is the general partner of Red Arrow Division LP, and the developer of the project. Warren Loveland is the sole member of the LLC. The proposed rezoning is to TND for a high density residential use. The General Plan identifies target use of this property as light industrial. Since the General Plan was adopted, the Gund Brewery bottling building was listed on the National Registry of Historic Places and completely rehabilitated into 74 apartments. Those apartments were quickly leased, demonstrating a high demand for workforce housing adjacent to Gundersen Lutheran. 2219 South Ave is vacant, condemned, underutilized, a blight on the neighborhood. It could be rehabilitated and obtain historic status, and provide additional needed workforce housing and pay property tax much higher than a light industrial use.

The total area of the 3 parcels is 54,000 square feet. Open space is 27,280. 50.5% Proposed use is multifamily residential 29 units. Density is 23 units per acre. Mix is 13 one bedroom and 16 two bedroom all located in a single existing building. I would estimate 2 residents per two bedroom and 1.5 residents per one bedroom for a total of 52 persons. Municipal water, sewer and storm sewer are all adequate for the project needs and exist in the street in front of the building along with gas. Electric is behind the building along the RR tracks.

The project will cost \$4,538,000 and have a market value of \$2,184,000. Cost sheets attached.

Red Arrow Division Limited Partnership will be the owner

Parking required for this proposal would be 52 spaces. 54 are provided. A single L shaped garage will be added to the existing building. This addition runs on the lot line at the rear along the Railroad tracks leaving no rear yard and 8 feet off the alley along the south lot line. I don't know if this is an accessory structure or an addition. This proposed use may vary from rear and side yard code.

The proposed development will commence in August of 2014 and be completed in June of 2015 as a single stage.

A legal description is attached. Parcels 17-50280-70, 17-50280-080, 17-50018-50

To the west are South Ave and a similar apartment property. To the south are rental residential properties. To the East are RR tracks and Pepsi cola bottling co. To the north is a industrial zoned property where poker chips are manufactured.

Hood Park and tennis courts and Hamilton school are 3 blocks to the north. Gundersen Lutheran Campus is west across the street.

Soils consist of mostly fine to medium grained, brown, poorly graded sand. The topography is flat. The water table is 25 to 30 feet deep. These soils should adequately support a one story metal building addition. There is less than 2 foot of grade change across the site and there is existing on site storm sewer.

Landscaping will consist of evergreen trees to cover the front of the garage behind the building and grass in the open areas. Deciduous trees will be planted in the north and south side yards. A patio and grilling area will be provided behind the building. Fencing will be installed along the lot line to the east and west running from the building to the north lot line.





The Title Company, Inc.
500 South Second St., Suite 102
PO Box 578
La Crosse, WI 54602-0578
608-791-2000
Fax 608-791-2015
www.titleco.com

H.E.L.P.R.

H.E.L.P.R. No.: 110638H
Report For: Horizon Management Corporation
Attn: Warren Loveland

THIS REPORT CONTAINS THE LEGAL DESCRIPTION FROM DEED OF ACQUISITION ALONG WITH ANY SUBSEQUENT UNSATISFIED MORTGAGES INCLUDING THE RECORDING INFORMATION, A NAME SEARCH FOR JUDGMENTS AND LIENS, AND TAX INFORMATION INCLUDING ASSESSED VALUATION.

Lot 10 of John Koller's Addition to the City of LaCrosse, LaCrosse County, Wisconsin.

Part of the SE 1/4 of the NW 1/4 of Section 8, Township 15 North of Range 7 West, in the City of LaCrosse, LaCrosse County, Wisconsin, described as follows: Beginning at a stone monument at the Northwest corner of J. Koller's Addition to the City of LaCrosse; thence Northwesterly along the Northeast line of South Avenue 200.32 feet to an iron pipe; thence Northeast, at right angles with said Street line 144.3 feet to an iron pipe in the Southwesterly line of the Chicago, Burlington & Quincy Railroad Company right-of-way; thence Southeasterly along said right-of-way line 139 feet; thence West along said right-of-way line 38 feet; thence Southeasterly along said right-of-way line 292.45 feet to the North line of said J. Koller's Addition; thence Westerly along said North plat line 266.9 feet to the point of beginning, EXCEPT the right-of-way of the Chicago, Burlington & Quincy Railroad Company. TOGETHER WITH a non-exclusive easement and perpetual right-of-way over a driveway 14 feet in width, said driveway being next adjoining the property above described on the North and running from the Mormon Coulee Road to the right-of-way of the Chicago, Burlington & Quincy Railroad Company.

All that parcel of land located in the South 1/2 of the SE 1/4 of the NW 1/4 of Section 8, Township 15 North, Range 7 West of the Fourth Principal Meridian at City of LaCrosse, LaCrosse County, Wisconsin, described as follows: Beginning at a point on the North line of said South 1/2 of the SE 1/4 of the NW 1/4 of Section 8, 50 feet perpendicularly distant, Southwesterly of, the Chicago, Burlington & Quincy Railroad Company former main line track centerline; thence East along said North line, 53 feet more or less to a point 20 feet perpendicularly distant Southwesterly of, said track centerline; thence Southeasterly along a line 20 feet normally distant, Southwesterly of, said main line track centerline, 150 feet to a point; thence Southwesterly along a straight line, 30 feet more or less to a point, 10 feet radially distant, Northerly of, said Railroad Company's track No. 2 centerline; thence Northwesterly along a line 50 feet normally distant, Southwesterly of said main track centerline, 200 feet more or less to the point of beginning.

Property Address: 2219 South Avenue
LaCrosse, WI 54601

DEED FROM: Bakalars Sausage Company, Inc., and Mary M. Bakalars
DEED TO: Bakalars Real Estate, LLC, a Wisconsin Limited Liability Company
DATED: 6/30/2003 RECORDED: 8/27/2003
DOCUMENT NO.: 1369503

DEED FROM: Glenco Investments, Inc., fka Bakalars Sausage Company, Inc., and Mary M. Bakalars
DEED TO: Bakalars Real Estate, LLC, a Wisconsin Limited Liability Company

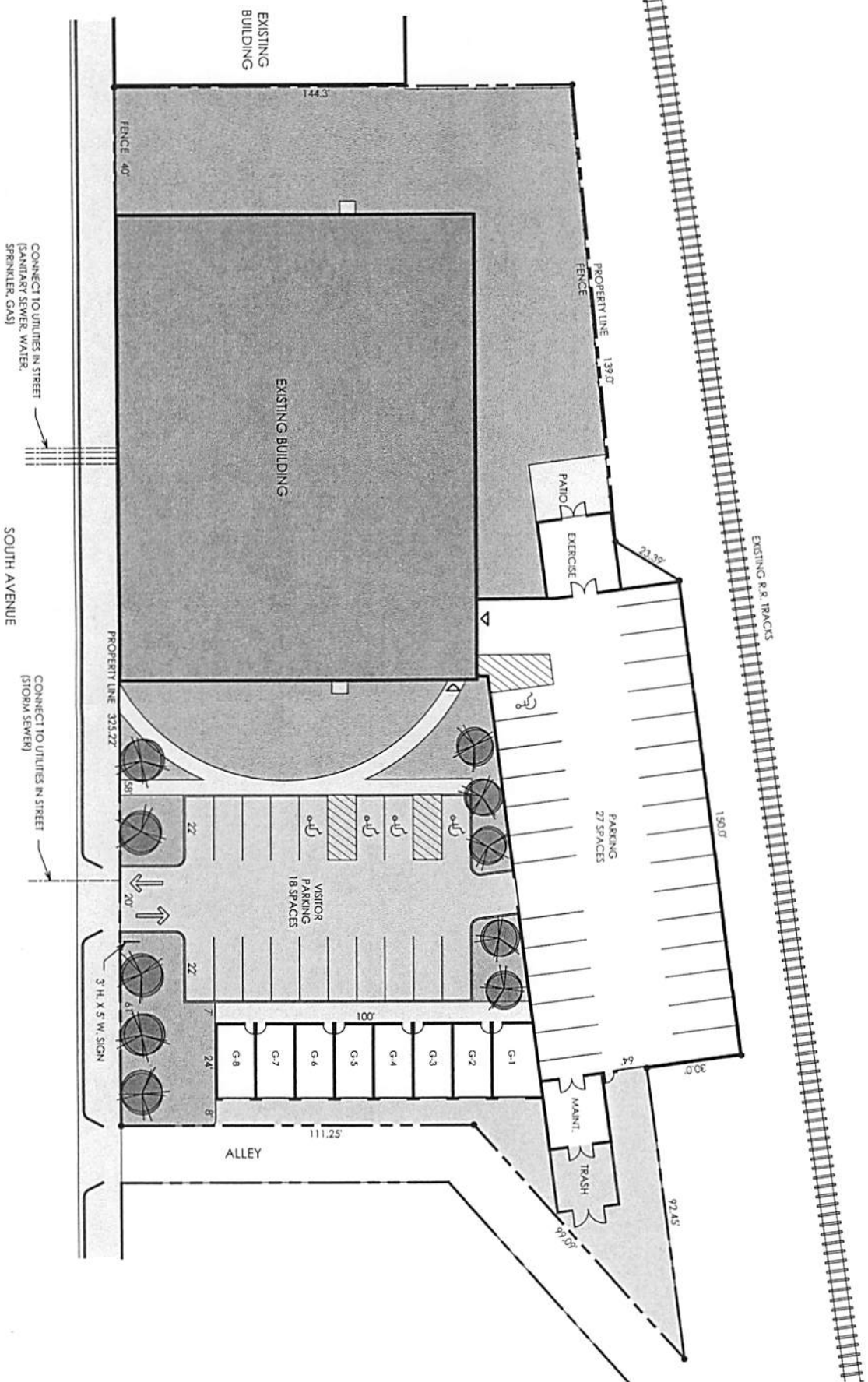
Armory Apartments

General Construction Cost Estimate

Earthwork, Landscape, Parking Lot, Fence	52,000	
New Garage Buildings	214,000	
General Construction	1,869,000	
Plumbing & HVAC	280,000	
Site Utilities	40,000	
Fire Protection	88,000	
Electric	<u>322,000</u>	
	2,865,000	2,865,000
General Requirements	57,000	
Builders General Overhead 2%	57,000	
General Contractors Fee 6%	<u>172,000</u>	
	286,000	<u>286,000</u>
		3,151,000
Contingency Allowance 8.8%		278,000
		<hr/>
TOTAL CONSTRUCTION COSTS		3,429,000

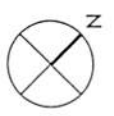
Armory Apartments Project Cost Estimate

Building Purchase and Option Fees		288,000	
In Building Environmental	30,000		
Interior, Exterior Demolition	81,000		
General Construction	<u>3,429,000</u>		
	3,540,000	3,540,000	
 <u>Soft Costs</u>			
Interest During Construction	40,000		
Personal Property FFE	20,000		
Initial Operating Deficit	74,000		
Architect, Engineers	175,000		
Prints & Permits	8,000		
Survey	4,000		
NRHP	17,500		
Legal	30,000		
Title	8,000		
City Fees	10,000		
Accounting	10,000		
Developer Fee	<u>250,000</u>		
	710,000	710,000	
<hr/>			
TOTAL PROJECT COST		4,538,000	



ARMORY APARTMENTS
 SITE PLAN
 SCALE: 1" = 30'-0"

12/3/2013



river ARCHITECTS