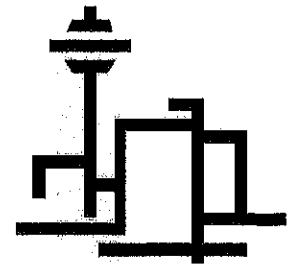


the fenigor group, llc



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

February 07, 2020

Members of the
City of La Crosse Common Council

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

500 Prospect St

513 Harvey St

Island Street Block

The Fenigor Group LLC respectfully requests your consideration and determination in favor of rezoning the above listed properties to a Planned Development Zoning.

The Fenigor Group LLC has been developing the 1501 St Andrew (1407) properties for 14 years. In that time frame we have put a new life in a building that has been a part of the community for over a hundred years. Fenigor has developed this property into a multi use, multi suite complex serving all types of businesses. In 2015-16 Fenigor developed 38 apartments. The size of the complex spreads across 14+ acres, 19 buildings totaling 312,501 sq ft of leasable space. The rezoning will facilitate the development and redevelopment of such properties. Fenigor would like to be able to have the following considered as permitted uses with the zone.

1. Office Space
2. Residential Space
3. Retail/ Personal service establishments
4. Restaurants / Pubs / Kitchens / Catering/ Food manufacturing
5. Indoor Storage (motorized vehicles, trailers), warehousing, and distribution
6. Outdoor Storage (motorized vehicles, boat, Rv's, trailers
7. Industrial –print shop, mail processing, food manufacturing, brewery/winery, wood shop, metal fabrication, technology manufacturing
8. Blacksmiths/ Glass Blowing/Welder
9. Hemp growing & Manufacturing/Indoor Planting
10. Banquet facilities

As time moves forward The Fenigor Group is continually updating and developing this very large property. With tenants coming and going throughout the years we are looking for an simplistic way of the City of La Crosse and The Fenigor Group LLC having a working relationship that would help both parties with zoning and meeting the requirements of our diverse cliental.

The listed properties are all owned by The Fenigor Group LLC and will facilitate the parking needs of the

entire facility. We presently hold 346 parking spots. With the Island St Block we currently have 96 parking stalls. Fenigor would have enough space to add a minimum of 100 to 150 more.

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

1. Visual Pictures of Properties
2. Parking space requirements and compliance
3. Application for Rezoning

Regards,

Justin T Hass, Managing Member, The Fenigor Group LLC

Justin T. Hass Member 2/07/2020