

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

2970 Luoyang Ave  
La Crosse, WI 54601

Owner of site (name and address):

FiberPro Inc, d.b.a. Advanced Fiber Products  
2970 Luoyang Ave  
La Crosse, WI 54601

Address of subject premises:

2970 Luoyang Ave  
La Crosse, WI 54601

Tax Parcel No.: 17-10687-230

Legal Description: LACROSSE INTERNATIONAL BUSINESS PARK LOTS 22, 23 & 24

Zoning District Classification: Planned Development District

Proposed Zoning Classification: Planned Development District

Is the property located in a floodway/floodplain zoning district? \_\_\_ Yes X No

Is the property/structure listed on the local register of historic places? \_\_\_ Yes X No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? X Yes \_\_\_ No

Is the Rezoning consistent with the policies of the Comprehensive Plan? X Yes \_\_\_ No

Property is Presently Used For:

Current property is a lawn adjacent to FiberPro Inc., d.b.a. Advanced Fiber Products (AFP).  
Current property is maintained as a green space with mowing, weed prevention and fertilization  
schedules to promote an appearance not unlike the rest of the improved areas in the business park.

450.00 Payment Amount

Property is Proposed to be Used For:

Property will continue to be a lawn for AFP until a time in the future when AFP will build an  
additional building to be used by AFP and for AFP. This property will continue to be maintained  
in the same fashion it has been maintained since 2012.

5967 - FIBERPRO INC  
004794-0002 Mark Fed  
General Billing - 45550 - 2018  
CITY OF LA CROSSE WI

Proposed Rezoning is Necessary Because (Detailed Answer):

The irrigation requirement for lot 22 is not necessary and can be removed. Instead of requiring  
irrigation, AFP is requesting that Lot 22 be maintained with mowing, weed prevention and fertilization.

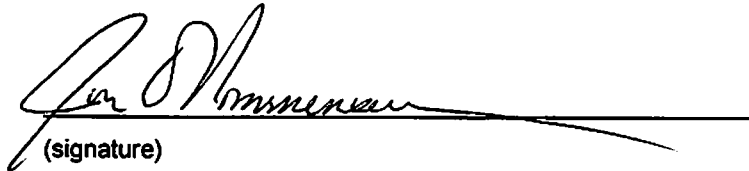
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

AFP will continue to maintain this property such that it looks nice and green, very much like all other  
improved areas in the business park. AFP is seeking to amend the Covenants.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):  
AFP will continue to maintain this property such that it looks nice and green, very much like all other improved areas in the business park.

*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 5th day of APRIL, 2018.*

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)

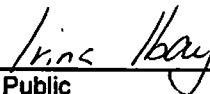
608-796-0800 4/5/18  
(telephone) (date)

jinommenson@afpfiberglass.com  
(email)

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


Personally appeared before me this 5th day of April, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

**Irina Ibay**  
**NOTARY PUBLIC**  
**STATE OF WISCONSIN**

  
Notary Public  
My Commission Expires: Nov 16, 2020

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

Review was made on the 5 day of April, 2018.

Signed:   
~~Director of Planning & Development~~ *Economic Development Planner*



**Greg Stenberg**  
Project Engineer

FiberPro, Inc  
2970 Luoyang Ave.  
La Crosse, WI 54601  
PH 608-796-0800  
1-800-334-4210  
FX 608-796-1852  
gstenberg@afpfiberglass.com  
[www.afpfiberglass.com](http://www.afpfiberglass.com)

**LEADERS IN FIBERGLASS PULTRUSION**

NOTARY PUBLIC  
STATE OF WISCONSIN  
this day

AFFIDAVIT

STATE OF Wisconsin )  
COUNTY OF La Crosse )<sup>ss</sup>

The undersigned, Jon O Nommensen, being duly sworn states:

1. That the undersigned is an adult resident of the City of WEST SALEM, State of WISCONSIN.
2. That the undersigned is (one of the) legal owner(s) of the property located at 2970 Luoyang Ave.
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 5th day of April, 2018

Irina Ibay  
Notary Public  
My Commission expires Nov 16, 2020.

Irina Ibay  
NOTARY PUBLIC  
STATE OF WISCONSIN



Lot 22  
The grass is already well-maintained, irrigation is not necessary. If irrigation would be required, pavement would need to be cut-away for water access, and entire irrigation system would be destroyed in order to create a new, future building. We are seeking to amend existing documents.

Proposed Covenants Amendment Shown Below and Highlighted and Underlined in Blue.

~600-ft

~400-ft

All open spaces shall be dustproofed, surfaced, landscaped, rockscaped or planted as lawns. The required setback area from any dedicated or reserved public street shall be devoted solely to lawns, trees, shrubs and walkways of a design approved by the Plan Commission or Site Plan Review Committee. Landscaping, as approved by the Plan Commission or Site Plan Review Committee, shall be installed within six (6) months of occupancy or substantial completion of the building, whichever occurs first, weather and appropriate planting seasons permitting. No landscaping shall be permitted to obstruct intersection sight lines for vehicular traffic. All unused land that is planned for future expansion shall be maintained and kept free of unsightly plant growth, stored material, rubbish and debris. A minimum of one percent (1%) of building construction (hard costs) must be budgeted for landscaping purposes. All areas that are to be seeded or sodded must have underground irrigation Except: Lot 22 which will be maintained with mowing, weed prevention and fertilization. All areas not devoted to building or parking must be landscaped. Areas designated for expansion space on the site plan must be kept mowed and weed free. Areas of less than 1,000 square feet are not required to maintain underground