

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES



Petitioner (name and address):

Panchajanya 2 Real Estate LLC.
3380 Peace St, La Crosse, WI-54601

Owner of site (name and address):

GUNDERSEN LUTHERAN ADMINISTRATIVE SERVICES INC
ATTN: A/P MS NCA1

Address of subject premises:

2111, 2109 South Ave, La crosse, WI-54601

Tax Parcel No.:

17-50280-120

Legal Description (must be a recordable legal description; see Requirements):

Part of the SE 1/4 of the NW 1/4 of Section 8, Township 15 North of Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows. Commencing at the West quarter corner of said Section 8; thence North 63 56 36" East 1,944.84 feet to the Easterly right-of-way of South Avenue and the point of beginning: Thence North 48 23'00" West along said Easterly right-of-way 204.21 feet (recorded as 217.1 feet); Thence East 38.85 feet (recorded as 20.2

Zoning District Classification:

M 2 - Heavy Industrial

Proposed Zoning Classification:

C1 - Local Business

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:

The property is currently vacant and unused for past several years.

Property is Proposed to be Used For:

The proposed use of the property includes a ethnic grocery store and new housing units to be build over the existing structure.

Proposed Rezoning is Necessary Because (Detailed Answer):

The current heavy Industrial zoning doesn't allow for proposed future use.

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

The Proposed rezoning to commercial will allow for the vacant premise to be used to provide a grocery store in a neighborhood currently considered as a food desert.

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

The proposed use will enable us to use the property towards economic improvement, increased housing and diverse community goals and potentially to remove an area from being a food desert. These goals for proposed use are in line with comprehensive Plan goals.

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 20th day of December, 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]
(signature)

608-775-2219 4/4/24
(telephone) (date)

swrathga@quundersenhealth.org
(email)

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

Review was made on the 18th day of April, 2024.

Signed: [Signature], Plan Manager
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

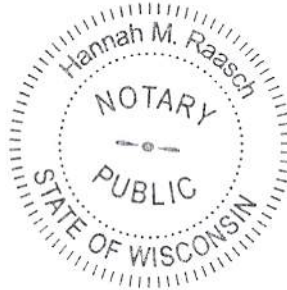
The undersigned, Scott Rathgaber, MD, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 2109 South Ave, La crosse WI-54601.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit district change or amendment (circle one) for said property.

Scott Rathgaber, MD
Property Owner

Subscribed and sworn to before me this 4th day of April, 2024.

Hannah M. Raasch
Notary Public
My Commission expires 07/12/2026



Panchajanya2 Real Estate LLC

Board of Zoning

Planning and Development

1st Floor
400 La Crosse St
La Crosse, WI 54601

RE: Application for change of zoning for parcel 17-50280-120

Dear Application Reviewer(s),

As we apply for the zoning request, I want to give you a little context around the request. Currently we operate "Priya's Spice Bazaar" an Indian grocery store out of Coulee Region Business Center. We have been operating the store at CRBC for the last 3 years and want to expand the store and offerings. We are working with Gundersen to acquire the parcel to expand into this location. Currently the parcel has been vacant for several years.

Currently the parcel is zoned heavy industrial. This zoning will not allow us to set up a grocery store. Also as we work on the renovation of the existing building we are looking to add residential units over the existing structure. To be able to convert the room to mixed use commercial property we are requesting the zoning to be converted to commercial C1 to be in line with future use.

As we get more into the planning phase we will work with the planning and development department with design reviews.

Sincerely

For

Panchajanya2 Real Estate LLC


4/14/2024

Kalyana C Kolouju



Craig, Sondra

From: Priyas SpiceBazaar <priyasspicebazaar@gmail.com>
Sent: Tuesday, April 9, 2024 8:06 AM
To: Craig, Sondra
Cc: sales@priyasspicebazaar.com
Subject: Re: Conditional Use Permit Application

You don't often get email from priyasspicebazaar@gmail.com. [Learn why this is important](#)

***** CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. *******

Hello Sondra,

here is the full Legal Description I got from county records,

Part of the SE 1/4 of the NW 1/4 of Section 8, Township 15 North of Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows. Commencing at the West quarter corner of said Section 8; thence North 63 56' 36" East 1,944.84 feet to the Easterly right-of-way of South Avenue and the point of beginning: Thence North 48 23'00" West along said Easterly right-of-way 204.21 feet (recorded as 217.1 feet); Thence East 38.85 feet (recorded as 20.2 feet) to the westerly right-of-way of Burlington Northern Railroad Company; thence along said Westerly right-of-way on the arc of a 1,404.69 foot radius curve (recorded as the arc of 1,404.7 foot radius curve), concave Southwest, the chord of which bears South 66 58'00" East and measures 196.53 feet (recorded as 211.1 feet); thence South 48 47'00" West 89.13 feet to the point of beginning (recorded as 84.25 feet). Except lands conveyed to the city of La Crosse for roadway in Volume 1195 of records, page 750, as Document No 1180287.

Subject to easement as set forth in Volume 1195 of Records, page 750, as Document No. 1180287.

Subject to easement for sanitary and storm sewers as set forth in Volume 685 of Records, page 141, as Document No. 938820.

Thanks
Kalyan.

On Fri, Apr 5, 2024 at 3:40 PM Craig, Sondra <craigs@cityoflacrosse.org> wrote:

Good afternoon,

A conditional use permit application was filed with the City Clerk's office on Thursday, April 4. I am reaching out because the legal description that was typed into the PDF form got cut short (see below). It looks like the last bit is missing – leaves off at "(recorded as 20.2".

Legal Description (must be a recordable legal description; see Requirements):

Part of the SE 1/4 of the NW 1/4 of Section 8, Township 15 North of Range 7 West, City County, Wisconsin, described as follows. Commencing at the West quarter corner of said 36" East 1,944.84 feet to the Easterly right-of-way of South Avenue and the point of beginning West along said Easterly right-of-way 204.21 feet (recorded as 217.1 feet); Thence East

Zoning District Classification: M1

I'm wondering if you have a digital version of the PDF that you could email to me so I can see the full legal description, or if you could type out the full legal description and email it to me, that would be perfect.

Thank you,

SONDRA CRAIG
Deputy City Clerk

City Clerk's Office

City of La Crosse

400 La Crosse Street

La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

Visit the City Clerk webpage: <https://www.cityoflacrosse.org/your-government/departments/city-clerk>

City Clerk's Office hours: 8:00 a.m. to 4:30 p.m., Monday through Friday

Public Service hours 8:00 a.m. to 4:00 p.m. Monday through Thursday in the City Hall Lobby