

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

**AMENDMENT OF ZONING DISTRICT BOUNDARIES**

Petitioner (name and address): Losey and State, LLC, A Wisconsin limited liability company, 2418 State Road,  
La Crosse, WI

Owner of site (name and address):

St. Francis Elder Care, Inc. a Wisconsin non-stock corporation c/o Attorney Garrett Nix, Weld Riley, S.C. 3624  
Oakwood Hills, Parkway, Eau Claire, WI 54701

Address of subject premises: 225 S.24th/2415 Cass Street

Tax Parcel No.: 17-20118-040

Legal Description: see attached

Zoning District Classification: R-6 Special Multiple Family

Proposed Zoning Classification: R-6 Special Multiple Family

- 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: Tax-Exempt Multifamily housing

Property is Proposed to be Used For: Market Rate Multifamily housing which will be fully taxable

Proposed Rezoning is Necessary Because (Detailed Answer):

Please see attached narrative for a more detailed explanation. Briefly - to remove a pre-existing restrictive covenant.

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

Please see the attached narrative.

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

Please see the attached narrative

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.

Phillip James Addis  
(signature) Lesey and State, LLC by Phillip James Addis

608-784-1355 (telephone)

06-30-2017\_

(date)

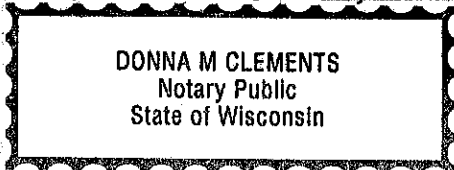
paddis@addislaw.com

(email)

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

Personally appeared before me this 6 day of July, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Donna M. Clements  
Notary Public  
My Commission Expires: 3/22/19



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

Review was made on the 6 day of July, 2017.

Signed: [Signature], Director of Planning & Development  
on behalf of Jason Gilman

AFFIDAVIT


STATE OF WISCONSIN        )  
                                          ) ss  
COUNTY OF LA CROSSE     )

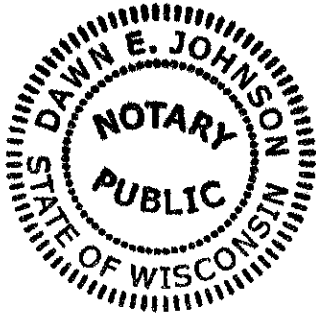
The undersigned, Mayo Clinic Health System - Franciscan Healthcare, Inc., a Wisconsin non-stock corporation, being duly sworn states:

1. That the undersigned is a Wisconsin non-stock corporation
2. That the undersigned is the legal owner of the property located at 2415 Cass Street/ 225 S. 24th Street, La Crosse, WI.
3. By signing this affidavit, the undersigned authorizes the application for a zoning district change or said property.



Subscribed and sworn to before me  
this 29<sup>th</sup> day of June, 2017

  
Notary Public  
My Commission expires 3-18-2018





## MAIN STREET LAW OFFICES, LLC

A PARTNERSHIP OF PROFESSIONAL ASSOCIATIONS

June 30, 2017

Mr. Jason Gilman, City Planner  
Ms. Teri Lehrke, City Clerk  
City of La Crosse, City Hall  
400 La Crosse Street  
La Crosse, WI 54601

Re: Rezoning Narrative for *The Millennial* – 225 S. 24<sup>th</sup> Street, La Crosse

Ms. Lehrke and Mr. Gilman,

As required under City of La Crosse Municipal Code enclosed please find the narrative as part of the rezoning application for the property located at 225 South 24<sup>th</sup> Street, La Crosse, WI 54601. A preliminary meeting on the proposed rezoning and project between the architect, developer and City planning department representatives was held in both May and June of 2017.

### **Project Description:**

The property located at 225 S. 24th St. was a former FSPA convent which was later developed by St. Francis Elder Care as “The Villages.” This property was developed as an elderly and disabled housing facility. The property has had very limited occupancy over the last few years and is not currently on the tax rolls.

### **Proposed Use if the Rezoning is approved:**

Losey and State, LLC intends to purchase the property, renovate it and create “*The Millennial*”, a market rate 29 unit housing project that would be fully taxable.

### **Reason why Rezoning is required:**

The property is currently zoned R-6, which is the necessary zoning, however a restrictive covenant was placed on the property when The Villages was created. This restrictive covenant was recorded on October 7, 1986 in Volume 773 of Records, Page 332 as Document Number 571991. A copy of this restrictive covenant is attached to this narrative.

Daniel E. Dunn  
Licensed in WI and MN  
Phillip James Addis  
Licensed in WI, MN, and IA

504 Main Street  
Suite 200  
P.O. Box 1627  
La Crosse, WI 54602-1627  
P. 608.784.1355  
F. 608.784.2919

Mr. Jason Gilman, City Planner  
Ms. Teri Lehrke, City Clerk  
Page 2.  
June 30, 2017

Under the terms of the restrictive covenant, the property may only be 3 stories in height, contain 29 units and be occupied solely by elderly and/or handicapped persons. Since the proposed project is fully taxable, we would ask that the restriction related to income and occupancy be removed. Since there are no plans to extend the height of the building or increase the number of units, the City could also remove the restrictions completely.

Losey and State, LLC will not complete the purchase without the rezoning.

**Other waivers being requested:**

No other waivers are being sought for this project. As stated above, there are 29 proposed units consisting of 32 bedrooms. Under the renovation, the current 23 parking spaces will be increased to 32 parking spaces to meet the City codes. In addition, the developer will be submitting the plan to the Design review committee.

**Relation to City Long Range Plan and Potential Negative Impact on Surrounding Area:**

The City does identify this area as a multifamily structure in its long range plans. This property was constructed as a multifamily facility and that use will continue. Since the use of the property is not changing, we do not see where there would be any negative impact on the neighborhood or surrounding area.

Conclusion:

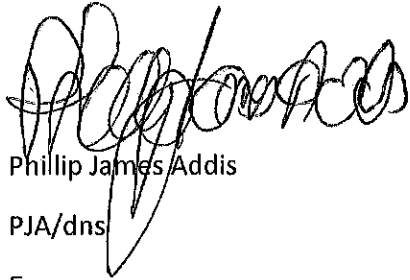
In summary we would ask that the City grant the rezoning be either removing the restriction covenant in its entirety or amend the same to remove the income and occupancy restriction.

Mr. Jason Gilman, City Planner  
Ms. Teri Lehrke, City Clerk  
Page 3.  
June 30, 2017

Should you have any questions on this matter, please are free to contact this office at your convenience.

Very truly yours,

MAIN STREET LAW OFFICES, LLC

A handwritten signature in black ink, appearing to read "Phillip James Addis", written over a white rectangular area.

Phillip James Addis

PJA/dns

Enc.

Cc: Losey and State, LLC

**SCHEDULE A - COMMITMENT FOR TITLE INSURANCE**

File #:870147



Knight Barry Title United LLC  
500 2nd St. S. Suite 102  
La Crosse, WI 54601  
608-791-2000  
Fax:608-791-2015

Refer Inquiries to: Teresa Callaway (teresa@knightbarry.com)

Completed on:1/4/17 3:43 pm  
Last Revised on:5/16/17 2:49 pm  
Printed on:5/16/17 2:56 pm

Prepared for: Garrett Nix (gnix@weldriley.com)  
Weld Riley  
P.O. Box 219  
Black River Falls, WI 54615

Effective date: May 15, 2017 at 8:00 am

1. Policy (or Policies) to be issued:

- |                                                                    |                              |
|--------------------------------------------------------------------|------------------------------|
| (a) ALTA Owner's Policy (6/17/2006) Proposed Insured:              | Policy Amount:               |
| <b>Loscy and State, LLC, a Wisconsin limited liability company</b> | <b>\$850,000.00</b>          |
| (b) ALTA Loan Policy (6/17/2006) Proposed Insured:                 | Policy Amount not to exceed: |
| <b>NONE</b>                                                        | <b>\$0.00</b>                |

2. Title to the fee simple estate or interest in the land described or referred to in this Commitment is at the Effective Date of record in:

**St. Francis Elder Care, Inc., a Wisconsin non-stock corporation**

3. The land referred to in the Commitment is described as follows:

Lots 6, 7, 8, 9 and 10, Block 6 and the South 1/2 of the vacated alley lying North of said Lots; and Lots 5 and 11, Block 6 and the North 1/2 of the vacated alley lying South of said Lots and the vacated alley adjacent between said Lots; and the South 3 feet of Lots 4 and 12, Block 6 and the vacated alley between said lots, all in Warner's Subdivision of Lots Nos 1, 2 & 3 of Subd'n of N 1/2 of NW 1/4, Sec. 4.T. 15.R.7 W., City of La Crosse, La Crosse County, Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: 2415 Cass Street, La Crosse, WI 54601

Tax Key Number: 17-20118-040

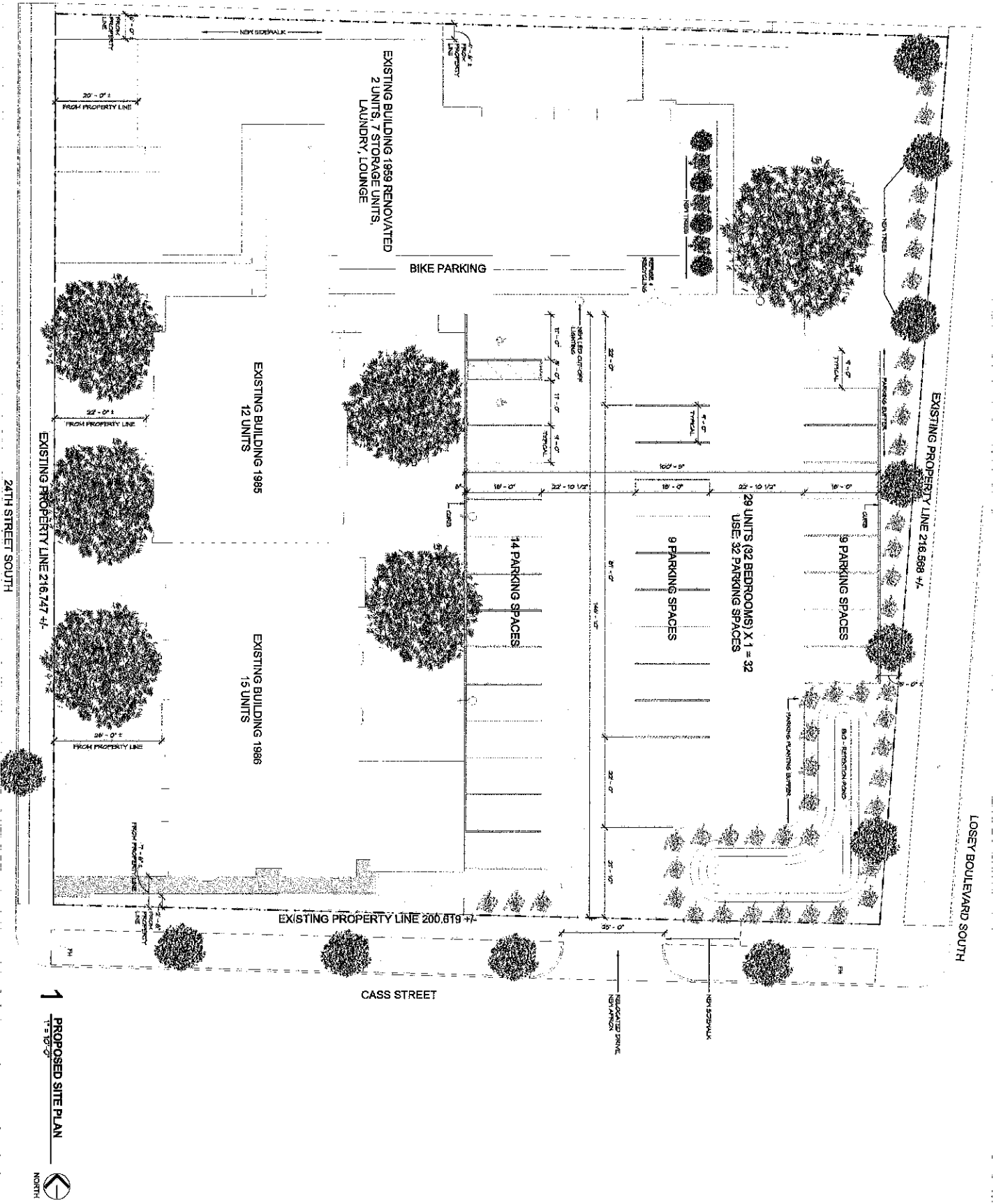
ALTA TITLE COMMITMENT (6/17/2006) underwritten by Chicago Title Insurance Company



Your nationwide source for title and closing services.  
Visit [www.knightbarry.com](http://www.knightbarry.com) for a list of offices and services.







LOSEY BOULEVARD SOUTH

EXISTING PROPERTY LINE 216.568 +/-

EXISTING PROPERTY LINE 200.819 +/-

EXISTING PROPERTY LINE 216.747 +/-

24TH STREET SOUTH

EXISTING BUILDING 1889 RENOVATED  
2 UNITS, 7 STORAGE UNITS,  
LAUNDRY, LOUNGE

EXISTING BUILDING 1985  
12 UNITS

EXISTING BUILDING 1986  
15 UNITS

BIKE PARKING

14 PARKING SPACES

9 PARKING SPACES

9 PARKING SPACES

29 UNITS (32 BEDROOMS) X 1 = 32  
USE: 32 PARKING SPACES

CASS STREET

1 PROPOSED SITE PLAN  
1" = 10'-0"



**VANTAGE**  
ARCHITECTS INC

750 N. Third Street La Crosse, WI WI  
Phone (608) 784-2729 Fax (608) 84-2826  
784-2828

PROJECT TITLE:  
VSC Corp, The Millennial

PROJECT LOCATION:  
225 24th Street South  
La Crosse, WI 54601

PROJECT NO:  
17119.02

DRAWING DATE:  
7.5.17

DRAWN BY:  
JW

SET TYPE:  
SD

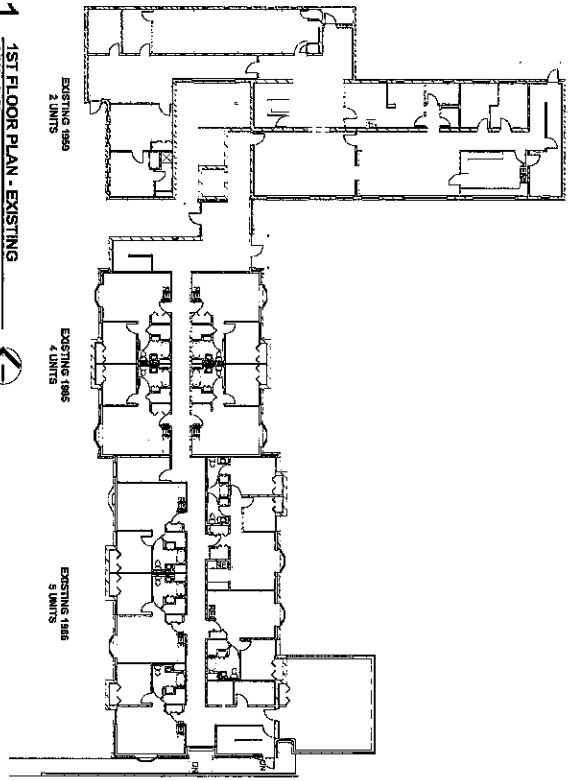
REVISIONS  
NO. DATE

SHEET TITLE  
Proposed Site Plan

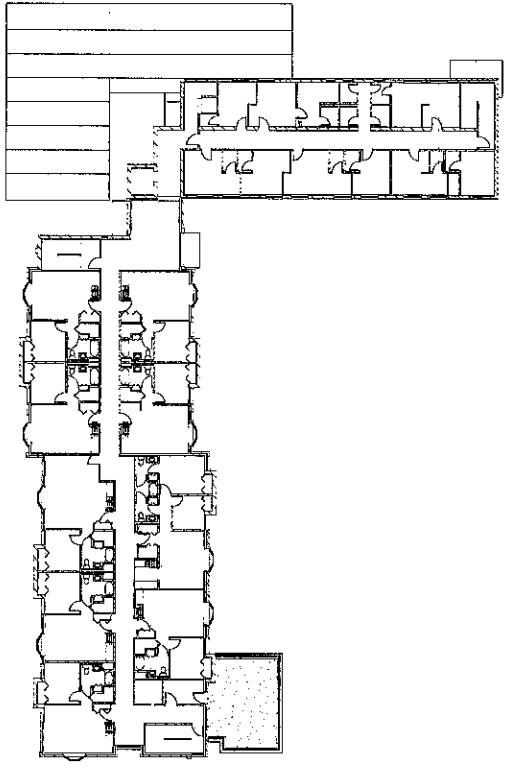
SHEET NO.  
**A100**

Scale: 1" = 10'-0"

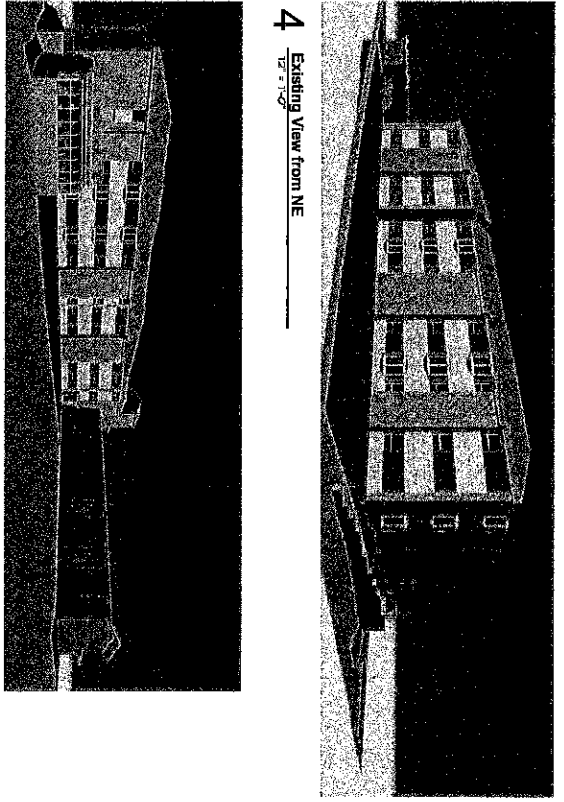
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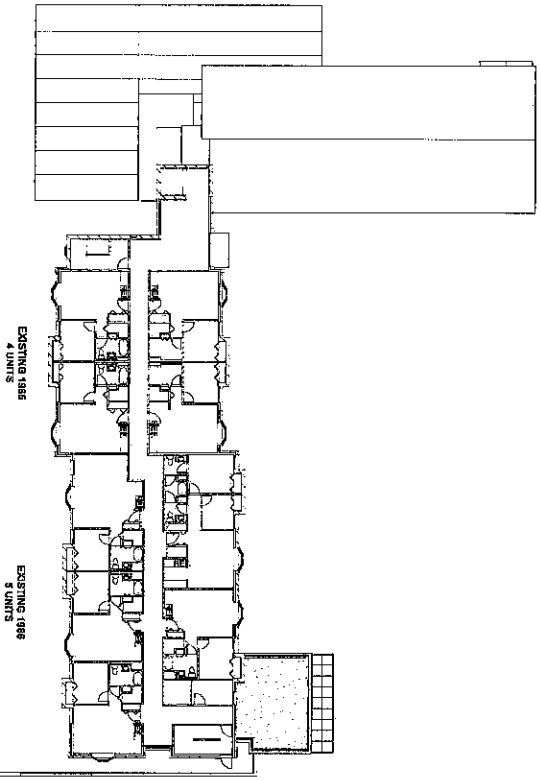
1 1ST FLOOR PLAN - EXISTING  
1/8" = 1'-0"  
NORTH



2 2ND FLOOR PLAN - EXISTING  
1/8" = 1'-0"  
NORTH



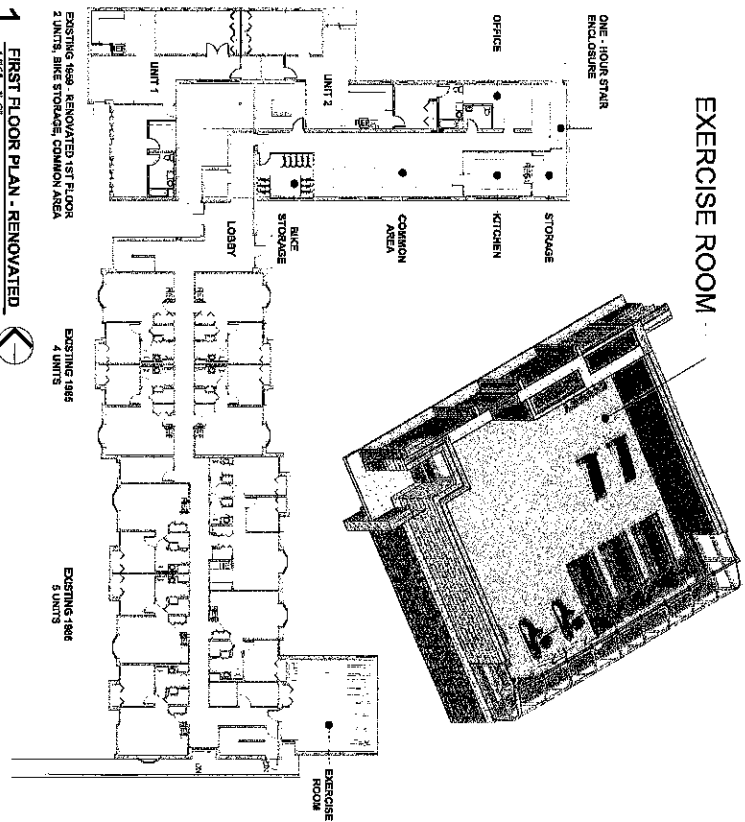
4 Existing View from NE  
1/2" = 1'-0"



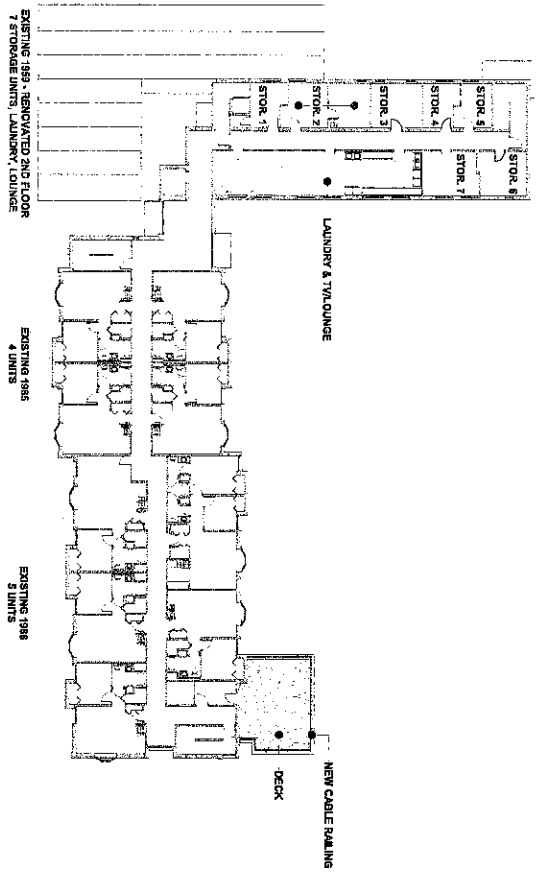
3 3RD FLOOR PLAN - EXISTING  
1/8" = 1'-0"  
NORTH

5 EXISTING - VIEW FROM SE  
1/2" = 1'-0"

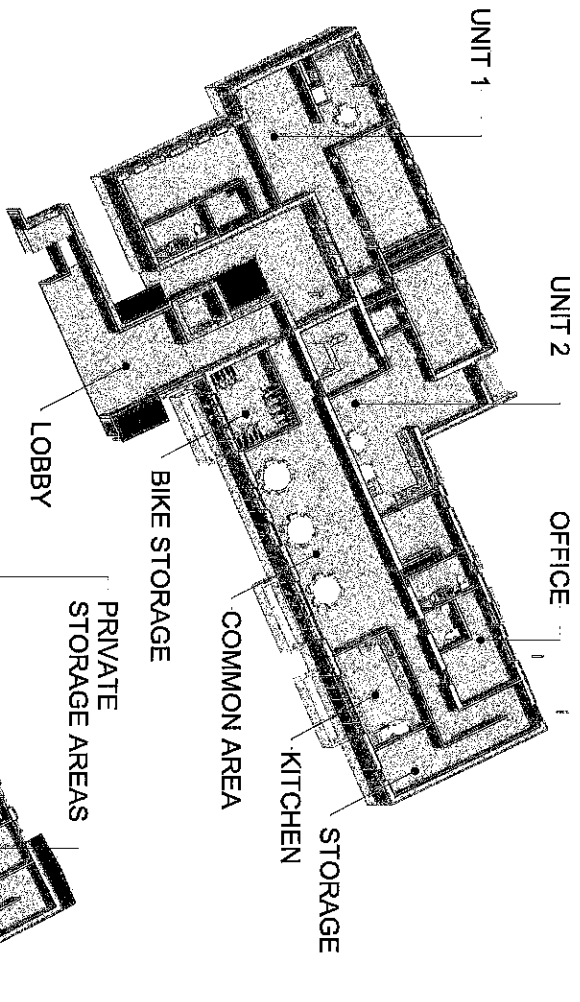
**EXERCISE ROOM**



**1 FIRST FLOOR PLAN - RENOVATED**  
1/8" = 1'-0"  
NORTH



**2 SECOND FLOOR PLAN - RENOVATED**  
1/8" = 1'-0"  
NORTH



**3 THIRD FLOOR PLAN - RENOVATED**  
1/8" = 1'-0"  
NORTH



750 N. Third Street La Crosse, WI WI  
Phone (608) 784-2729 Fax (608) 784-2826  
784-2826

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PROJECT NO:  
17119.02  
DRAWING DATE:  
7.5.17

DRAWN BY:  
JW  
SET TYPE:  
SD

REVISIONS  
NO. DATE

SHEET TITLE  
Floor Plans -  
Renovation

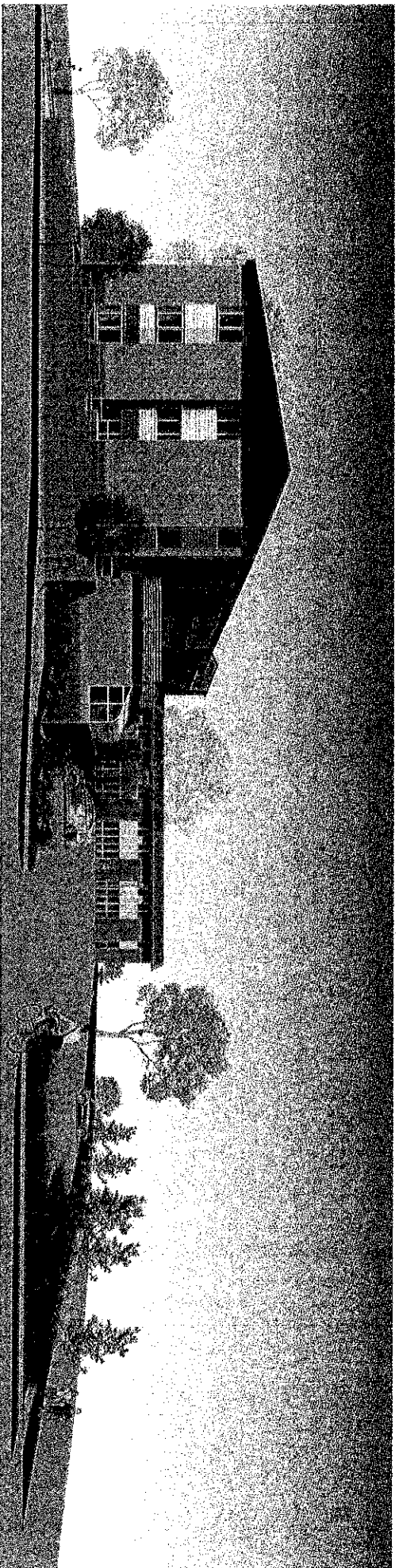
SHEET NO.  
**A101**  
Scale: 1/8" = 1'-0"

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THE MILLENNIAL @ CASS AND LOSEY



NORTH ELEVATION

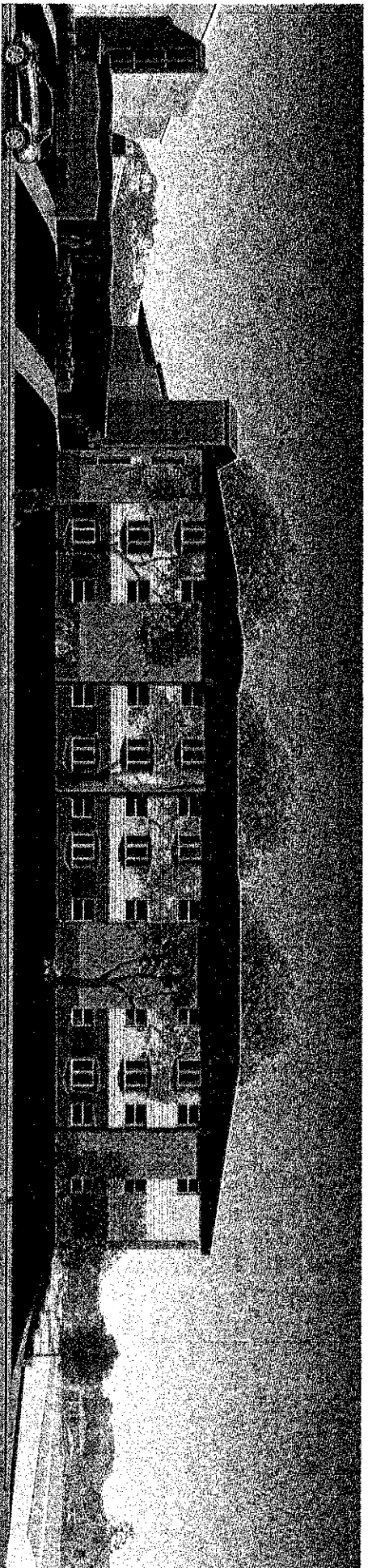


SOUTH ELEVATION

THE MILLENNIAL @ CASS AND LOSEY



VIEW FROM LOSEY



WEST ELEVATION