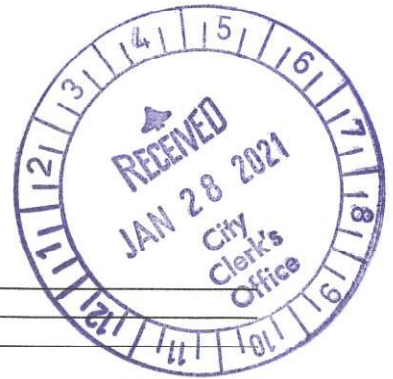


PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or  
Traditional Neighborhood District



Petitioner (name and address):

PM2 LLC  
PO Box 609  
LaCrosse WI 54602-0609

Owner of site (name and address):

PM2 LLC  
1243 Badger St  
LaCrosse WI 54601

Address of subject premises:

2615 East Ave S 2601 & 2625 East Ave S  
LaCrosse WI 54601

Tax Parcel No.: 17-50296-100

Legal Description: See attached Exhibit A

PDD/TND:  General  Specific  General & Specific

Zoning District Classification: Heavy Industrial M-2

Proposed Zoning Classification: Heavy Industrial M-2 / PUD Planned Development Dist-  
Specific

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:

office building and fenced industrial yard  
with 2 heated buildings with one containing plumbing  
+ bathrooms

Property is Proposed to be Used For:

renovating the fenced industrial yard space into  
climate controlled spaces

Proposed Rezoning is Necessary Because (Detailed Answer):

In order to replace two existing buildings on the same  
site with uses that are different from the main  
site building

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

The new building uses are the same as the current  
uses in the existing buildings

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

The site is currently zoned heavy industrial. Changing to PUD will allow for the existing building to be replaced and add additional tax base for the city of LaCrosse. While at the same time have uses at the site which are nonconforming.  
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 7th day of August, 2014.

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)

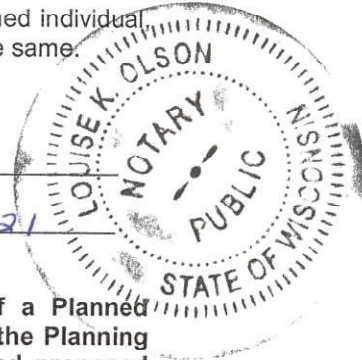
608-782-7368 1-28-2021  
(telephone) (date)

Marvin@Threesixty.bz  
(email)

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

Personally appeared before me this 28 day of January, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Louise K Olson  
Notary Public  
My Commission Expires: 10/27/2021



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 Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Director of Planning & Development

AFFIDAVIT

STATE OF )  
 ) ss  
COUNTY OF )

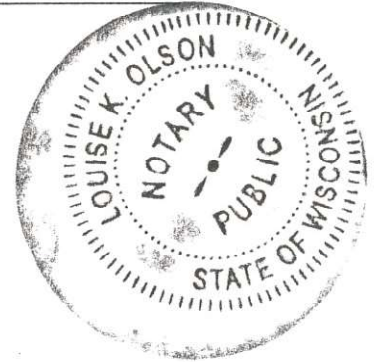
The undersigned, Marvin Wanders, Managing Member being duly sworn states:

1. That the undersigned is an adult resident of the City of Lacrosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 2615 East Ave S.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

[Signature]  
Property Owner

Subscribed and sworn to before me this 28 day of January, 2021

Louise K Olson  
Notary Public  
My Commission expires 10/27/2021





## East Ward Commerce Center

Goal: March 15<sup>th</sup>, 2021 all approvals completed with demolition to start April 1<sup>st</sup> 2021.

Construction to be completed August 12th 2021.

Project Cost: \$1,500,000.00

Current Assessed FMV with improvements : \$2,827,700.00

East Ward Commerce Center has been the successful redevelopment of a vacant office building and fenced industrial yard with two heated buildings, with one containing plumbing and bathrooms. The office building has successfully been renovated and now houses State of Wisconsin Workforce Development, Workforce Connections, Inclusa, a startup brine company, Dairyland Power, and other smaller office tenants. The property is currently 100% occupied.

In the spirit of the vision for the redevelopment of East Ward Commerce Center, the concept now turns to removing the two old buildings at the back of the site that is zoned industrial. Our team has identified a missing gap in our marketplace and would like to redevelop the area to fill the missing gap. The gap that exists is small footprint climate-controlled workspaces for product storage, equipment storage, affordable startup options, small-item distribution, service-related businesses, classic car retailers or investors, and other small space users. Many of these businesses do not or cannot afford large industrial business spaces, but our proposed small footprint, climate-controlled spaces would be advantageous due to affordability. These spaces per month rental range is \$475.00 to \$1200.00 plus utilities. Below you will find the current estimated footprints of the spaces.

Building #1 – (2) each x 30'x56' = 1680 sf = 3360 sf.

(9) each 24\*56 = 1344 sf = 12,096 sf.

Building #2 – (8) each x 14'x36' = 504 sf = 4032 sf.

All buildings have 14' sidewalls with 12x12 overhead doors and heat.

These future building locations are currently enclosed in a fence storage yard with a card access panel. Forthcoming will be the leasing covenants that will govern the business environment of the spaces. The use mustn't interfere with the existing office users of the main building on the site.

STATE OF WISCONSIN

PROPERTY TAX BILL  
La Crosse County  
City of LaCrosse

2020 Real Estate

Bill Number 14532



Correspondence should refer to Tax Parcel 17-50296-100

IMPORTANT: See reverse side for important information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

09-15 N-07 Acres 4.580 Document No 1642820  
2615 EAST AVE S  
PRT SW-SW COM ON E LN EAST A VE 387FT N OF S LN SW-SW  
E 6 07FT N 369.10FT M/L TO S LN CB&Q R/W NWLY ALG R/W  
172.5F T M/L S 161.03FT W 466.12FT

PM 2 LLC  
C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC  
PO BOX 609  
LA CROSSE WI 54602-0609

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value
608,100	1,846,200	2,454,300	0	86.7962042	0.025607710
Est Fair Mkt Land 700,600	Est Fair Mkt Improvement 2,127,100	Total Est Fair Mkt. 2,827,700	Est Fair Mkt Woodland 0	School Taxes reduced by school levy tax credit 4,666.23	Rate (Does NOT reflect credit) A Star in this box means unpaid prior year taxes
Net Property Tax	62,778.15				
2019	2020	2019	2020	% Tax Change	
STATE OF WISCONSIN	0.00	0.00	0.00	0.00	0.00
La Crosse County	2,076,766.00	2,067,428.00	7,327.20	9,261.79	26.40
Local Municipality	13,244,804.00	13,079,005.00	20,791.45	26,074.28	25.40
LA CROSSE SCHOOL	33,615,214.00	34,257,824.00	20,080.37	23,555.24	17.30
WTC	4,125,012.00	3,811,393.00	3,143.96	3,957.70	25.90
<b>Total</b>			<b>51,342.98</b>	<b>62,849.01</b>	<b>22.40</b>
<b>First Dollar Credit</b>			<b>78.25</b>	<b>70.86</b>	<b>-9.40</b>
<b>Lottery Credit</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Property Tax</b>			<b>51,264.73</b>	<b>62,778.15</b>	<b>22.50</b>

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes Applied to Property	Year Increase Ends
LACROSSESCHOOLRF464	\$3,172,502.04	2024
3	\$2,082.51	

On or prior to 07/31/21

Make Check Payable to:

Treasurer Office  
PO BOX 2408  
LA CROSSE WI 54602-2408

Total Due For Full Payment

Pay By 01/31/21 62,778.15

Installment Options

DUE DATE	AMOUNT
01/31/21	15,694.53
03/31/21	15,694.54
05/31/21	15,694.54
07/31/21	15,694.54

**WARNING:** If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.  
**Failure to pay on time. See reverse.**

To receive receipt, enclose a self-addressed stamped envelope  
All payments can be seen at [www.lacrossecounty.org](http://www.lacrossecounty.org)

REMIT THIS WITH PAYMENT

2020 Real Estate Bill Number 14532

Correspondence should refer to number  
Tax Parcel 17-50296-100

City of LaCrosse  
2615 EAST AVE S  
PRT SW-SW COM ON E LN EAST A

\*\*To pay in person, check hours of operation @  
[www.cityoflacrosse.org/treasurer](http://www.cityoflacrosse.org/treasurer)

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/21	15,694.53
03/31/21	15,694.54
05/31/21	15,694.54
07/31/21	15,694.54

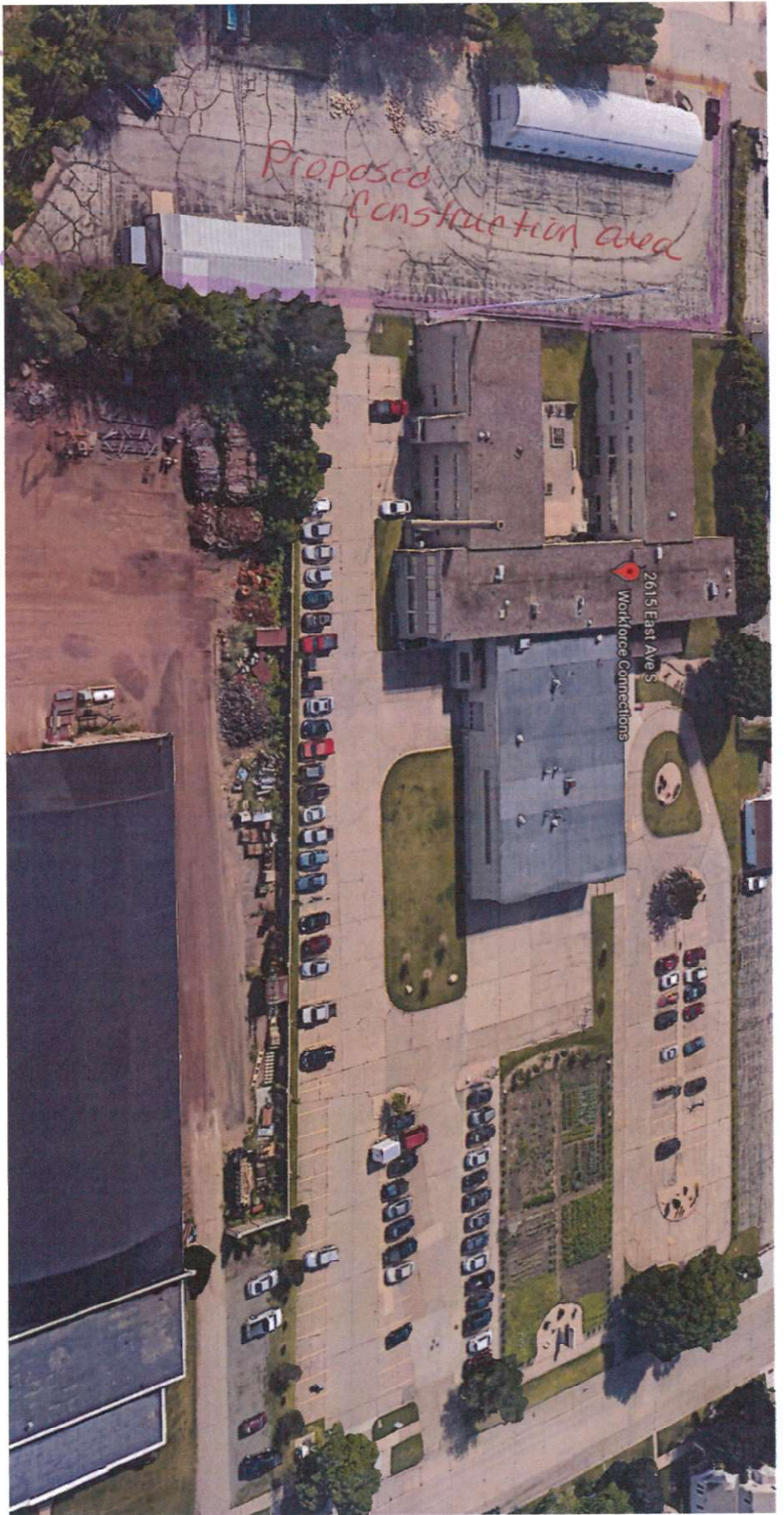
PM 2 LLC  
C/O THREE SIXTY REAL ESTATE SOLUTIONS LLC  
PO BOX 609  
LA CROSSE WI 54602-0609




**EXHIBIT A  
LEGAL DESCRIPTION**

Part of the SW 1/4 of the SW 1/4 of Section 9, Township 15 North, Range 7 West, La Crosse County, Wisconsin, described as follows: Beginning at a point on the East line of East Avenue, which point is located 40 feet East and 387 feet North of the Southwest corner of said SW 1/4 of the SW 1/4; thence East 607 feet; thence North 369.10 feet, more or less to the Southerly right of way line of the Chicago, Burlington & Quincy Railroad; thence Northwest along said Southerly right of way 172.50 feet, more or less to a point which is 466.12 feet East from the East line of East Avenue; thence South 161.03 feet; thence West 466.12 feet to the East line of East Avenue; thence South along said East line 303.50 feet to the point of beginning.





PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	CONCRETE PAVEMENT

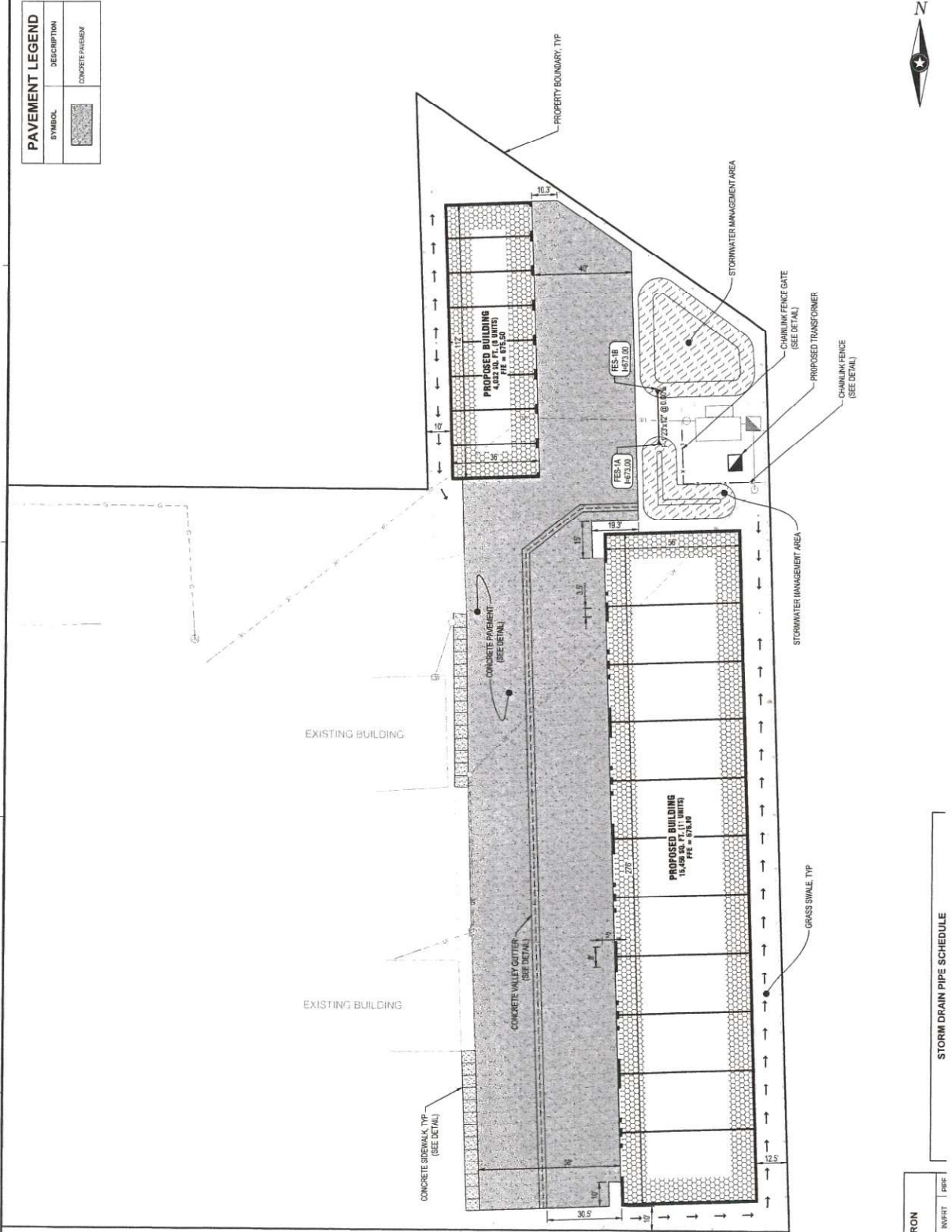


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**EAST WARD  
COMMERCE CENTER**

WISCONSIN	
PROJECT	
DATE	
REVISION SCHEDULE	
DESCRIPTION	
B1	
PROJECT NO.	20-24527
FILE NAME	2027 CD SITE
DRAWN BY	CLF
DESIGNED BY	CLF
REVIEWED BY	KBR
ORIGINAL ISSUE DATE	----
CLIENT PROJECT NO.	
TITLE	

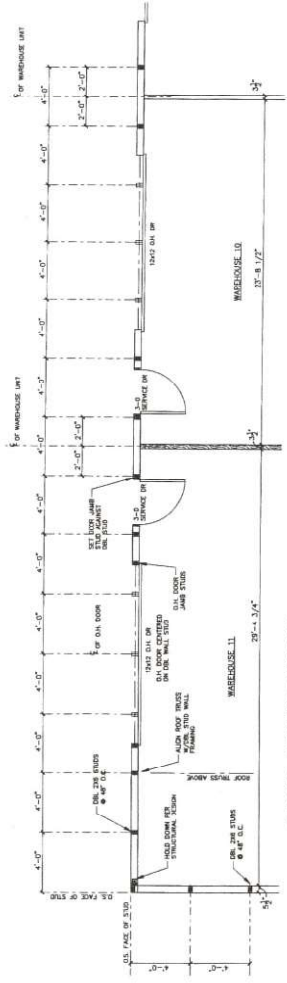
**SITE & UTILITY  
PLAN**



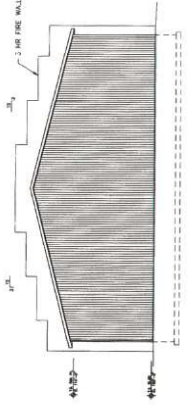
STORM DRAIN APRON SCHEDULE			
APRON	APRON	INVERT	PIPE

STORM DRAIN PIPE SCHEDULE

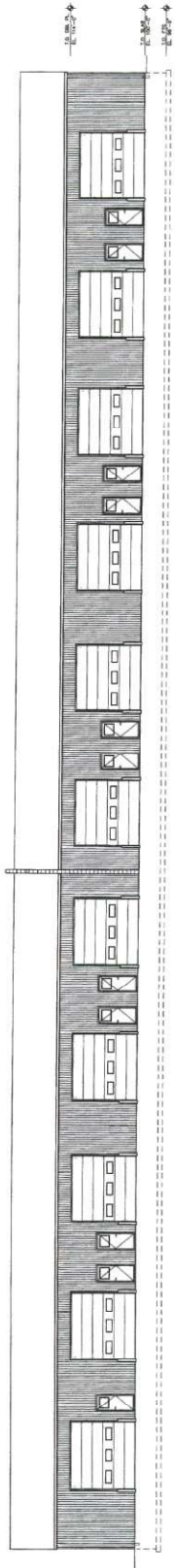




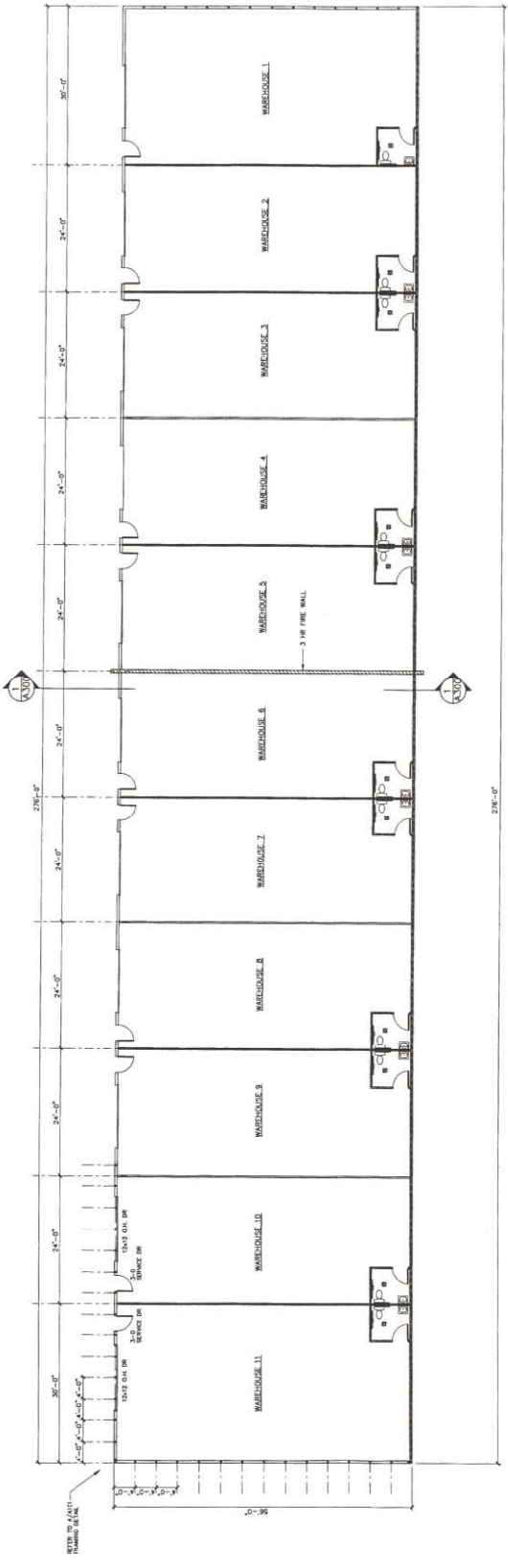
**4 WALL FRAMING LAYOUT**  
 1/4" = 1'-0"

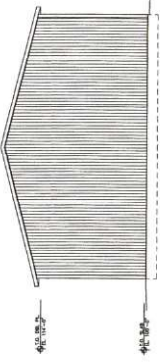


**3 NORTH / SOUTH ELEVATIONS TYPICAL**  
 3/32" = 1'-0"

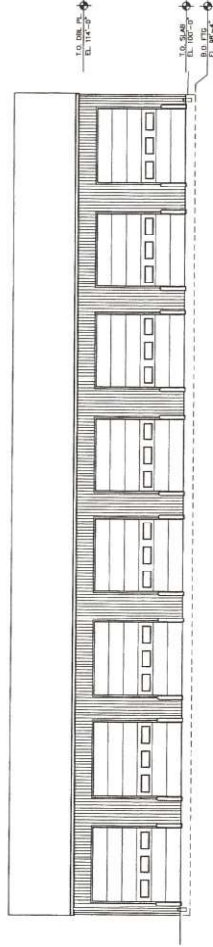


**2 WEST ELEVATION**  
 3/32" = 1'-0"

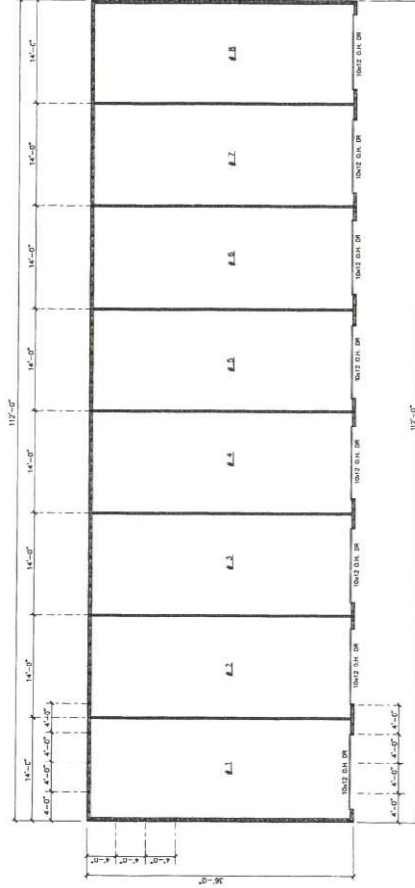




3 NORTH / SOUTH ELEVATIONS  
 1/8" = 1'-0" TYPICAL



2 EAST ELEVATION  
 1/8" = 1'-0"



Concept Image



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