



BORTON CONSTRUCTION, INC.

September 5, 2024

City of La Crosse

Attn: Andrea Trane, City Planner

Re: Badger Corrugating Rezoning Petition

Dear Andrea,

On behalf of Badger Corrugating, we are submitting a rezoning request for the lot located at 1219 Travis Street. We are requesting this property to be rezoned to heavy industrial to allow Badger Corrugating to reconstruct their warehouse located on this site. The existing warehouse is at the end of its useful life and needs to be reconstructed to better fit the product lines that Badger Corrugating now provides to the community.

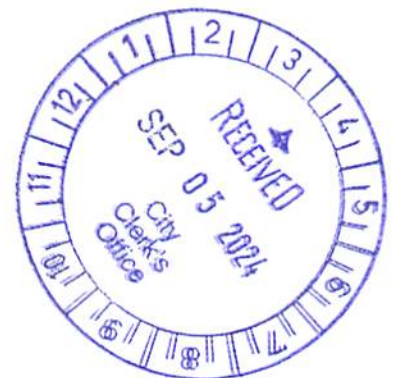
In the coming weeks, Brian Mlsna, President of Badger Corrugating will be meeting with the surrounding neighborhood to address any concerns they may have with this rezoning.

If you have any questions, please feel free to contact Brian Mlsna at 608-788-0100 or myself at 608-779-0400.

Sincerely,

Paul Borsheim, President

Borton Construction, Inc.



PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

BADGER CORRUGATING COMPANY
1801 WEST AVE SOUTH

Owner of site (name and address):

Brian + Melissa MISKA
1801 WEST AVE SOUTH

Address of subject premises:

1219 TRAVIS ST.

Tax Parcel No.:

17-50001-40

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

SEXAUERS ADDITION LOTS 5, 6, 7+8 AND E. 10FT VAC ALLEY.
ON WTS 9FT VAC ALLEY ON N - SEE ATTACHED LEGAL DESCRIPTION

Zoning District Classification:

LIGHT INDUST - M1

Proposed Zoning Classification:

HEAVY INDUSTRIAL - M2

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:

Warehouse

Property is Proposed to be Used For:

Warehouse

Proposed Rezoning is Necessary Because (Detailed Answer):

NEED to have ALL parcels with the SAME ZONING per Dave Reinhart.

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

Existing Warehouse will be Replaced with New Warehouse, 10'
LANDSCAPING BUFFER will be ADDED to soften up the appearance.

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 USED for the SAME purpose.

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 September, 2024.

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.

Brian F. Miller
(signature)

608 788 0100 9-5-2024
(telephone) (date)

BMLSNA@BADGERLAX.COM
(email)

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

Review was made on the 5th day of September, 20 24.

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

AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF LaCrosse) ss

The undersigned, Kelly Wesley, 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 1219 Travis Street
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Brian Minna - signed by Paul Borsheim
Property Owner Agent

Subscribed and sworn to before me this 5 day of Sept, 2024

Kelly Wesley
Notary Public
My Commission expires 4/17/2027



10/20/2014
10/20/2014

10/20/2014

10/20/2014



10/20/2014

EXHIBIT A
LEGAL DESCRIPTION

PARCEL A:

Lots 3 and 4 of Sexauer's Addition to the City of LaCrosse, LaCrosse County, Wisconsin and the vacated South 9 feet of alley abutting Lot 4 and the vacated West 10 feet of alley abutting Lots 3 and 4.

1800 West Avenue S. (Tax Parcel No. 17-50001-030).

PARCEL B:

Lots 5, 6, 7 and 8 of Sexauer's Addition to the City of LaCrosse, LaCrosse County, Wisconsin and the East 10 feet of vacated alley on the West and the South 9 feet of vacated alley on the North.

1219 Travis Street (Tax Parcel No. 17-50001-040).

PARCEL C:

Part of the SW 1/4 of the NE 1/4 of Section 8, Township 15 North, Range 7 West to the City of LaCrosse, LaCrosse County, Wisconsin, described as follows: Beginning at the Northeast corner of Lot 43 of Sexauer Addition; thence West along the North line of said lot extended to the East line of West Avenue; thence North 50 feet to a point of intersection with BN Tract #64 center line; thence East along said line 400 feet; thence South at right angle to said tracks center line to the North line of Lot 44 of Sexauer Addition; thence West along said North line of the point of beginning.

1801 West Avenue S. (Tax Parcel No. 17-50265-100).

PARCEL D:

Part of the SW 1/4 of the NE 1/4 of Section 8, Township 15 North, Range 7 West to the City of LaCrosse, LaCrosse County, Wisconsin, bound on the West by the East line of West Avenue, on the East by South 13th Street, on the North by CB&Q Railroad right of way, on the South by Sexauer Addition to the City of LaCrosse. Also including the North 9 feet of vacated alley between said parcel and Lots 4 and 5 of Sexauer Addition.

1801 West Avenue S. (Tax Parcel No. 17-50266-010).

PARCEL E:

Lot 5 of Heileman Industrial Addition to the City of LaCrosse, LaCrosse County, Wisconsin, subject to railroad easement.

1802 West Avenue S. (Tax Parcel No. 17-50560-050).

PARCEL F:

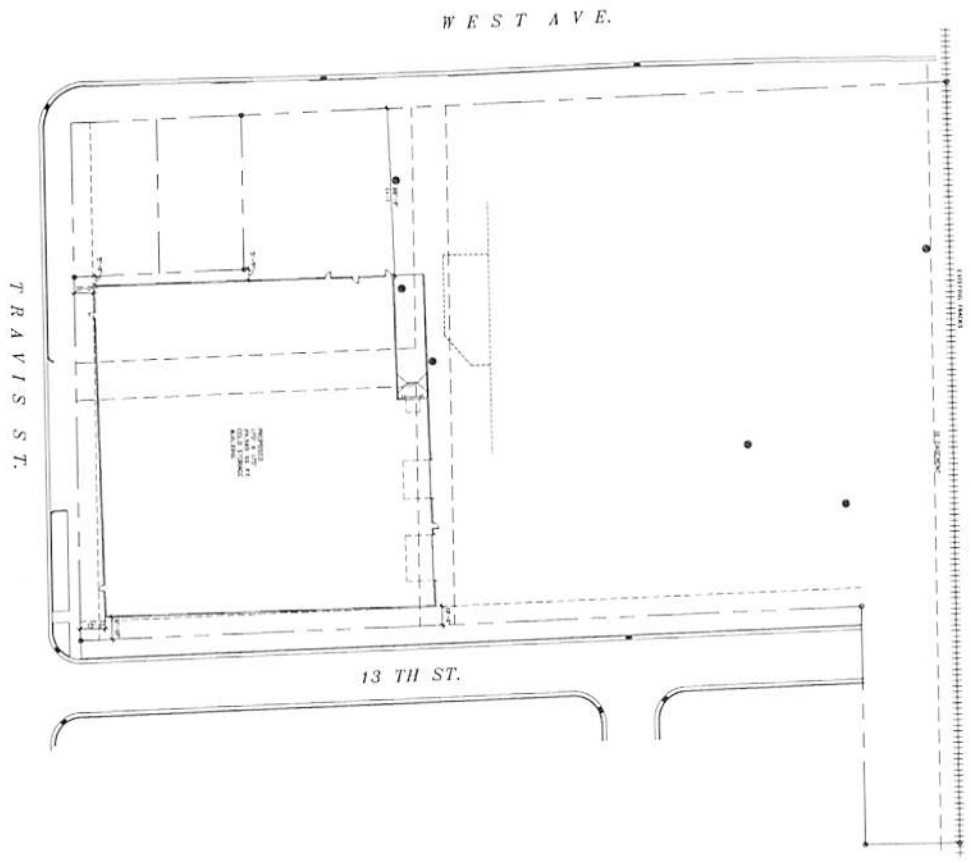
The East 45 feet of Lots 1 and 2 of Sexauer's Addition to the City of LaCrosse, LaCrosse County, Wisconsin and the West 10 feet of the vacated alley adjacent on the East.

1211 Travis Street. (Tax Parcel No. 17-50001-020).



 1 ARCHITECTURAL SITE PLAN

 1" = 30'-0"



SHEET NO.

 A0.1

REVISIONS	NO.	DATE	DESCRIPTION

PROJECT TITLE:

BADGER

 PROJECT LOCATION:

LACROSSE, WI 53140

GENERAL CONTRACTOR:

Borton

CONSTRUCTION

 2 Copeland Ave, Ste 201

 LaCrosse, WI 54602

- Commercial

 - Industrial

 - Residential

EsKay

Architecture

 Onalaska, WI 54650 Ph: 608-317-1565

 Email: eskayarchitecture@gmail.com

 eskayarch.com

- Commercial
 - Industrial
 - Residential
Asky Architecture
 Email: askyarchitect@gmail.com
 Oshkosh, WI 54850 Ph: 608-317-1555

GENERAL CONTRACTOR:
Borton Construction
 2 Copeland Ave Ste 201
 Lacrosse, WI 54603

PROJECT TITLE:
BADGER
 PROJECT LOCATION:
 LACROSSE, WI 53140

DATE / SET - TYPE
 03/24 / PRELIMINARY

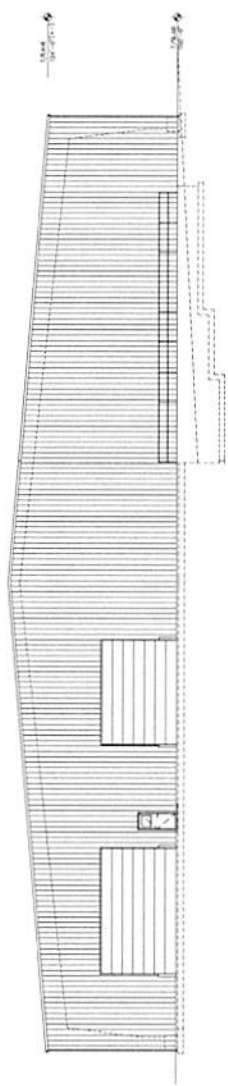
DRAWN BY:

REVISIONS	NO.	DATE

SHEET TITLE:
ELEVATIONS

SHEET NO.:

A2.0



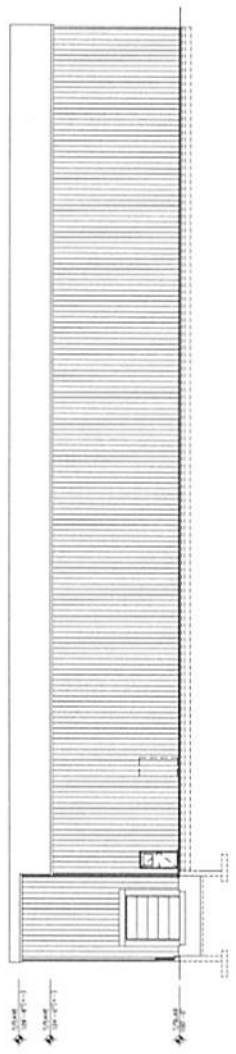
1 NORTH ELEVATION
3/32"=1'-0"



2 SOUTH ELEVATION
3/32"=1'-0"



3 EAST ELEVATION
3/32"=1'-0"



4 WEST ELEVATION
3/32"=1'-0"

ALTA/ACSM LAND TITLE SURVEY

NORTH QUARTER CORNER OF SECTION 8, T19N, R17W LOCATED FROM THIS

ON PROPERTY: 8 STANDARD STALLS
ON CITY PROPERTY: 37 STANDARD STALLS

BY GRADING PLOTTING THIS PROPERTY IS IN ZONE "M" OF THE FLOOD INSURANCE RATE MAP NO. 50040Z0201C, COMMUNITY NO. 50000, FLOOD NO. 0201, SUPPLY C. EFFECTIVE DATE OF APRIL 1, 2008.

ZONE "M" IS DEFINED AS AREAS DETERMINED TO BE SUBJECT TO 2-3 FEET (ONE YEAR) ANNUAL CHANCE FLOODPLAIN.

183,147 SQ. FT. +/-
4.25 ACRES +/-

UNDERGROUND UTILITIES LOCATIONS SHOWN ON SURVEY WERE OBTAINED FROM A COMPARISON OF FIELD MEASUREMENTS SHOWING APPROXIMATE LOCATIONS, AND AVAILABLE UTILITY DRAWINGS. THESE ACCURACY AND COMPLETENESS MAY VARY. PRIOR TO ANY EXCAVATION UTILITY LOCATIONS SHOULD BE VERIFIED BY THE CONTRACTOR.

THE "D" COMPANY
FILE NO. 12345
LAYER 1
DATE: 5/12/2010

PARCEL A:
Lots 3 and 4 of Sexauer's Addition to the City of La Crosse, La Crosse County, Wisconsin and the western South 8 feet of alley abutting Lots 4 and the western West 10 feet of alley abutting Lots 3 and 4.

PARCEL B:
Lots 5, 6, 7, and 8 of Sexauer's Addition to the City of La Crosse, La Crosse County, Wisconsin and the East 10 feet of western alley on the West and the South 8 feet of western alley on the North.

PARCEL C:
Part of the SW 1/4 of the NE 1/4 of Section 8, Township 19 North, Range 7 West to the City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the northeast corner of Lot 43 of Sexauer's Addition, thence West along the North line of said Lot 43 to the East line of West Avenue, thence North 30 feet to a point of intersection with the East line of West Avenue, thence East along said East 400 feet, thence South of 90 degrees to the East line of West Avenue, thence North 10 feet to the North line of Lot 44 of Sexauer's Addition, thence West along said North line to the point of beginning.

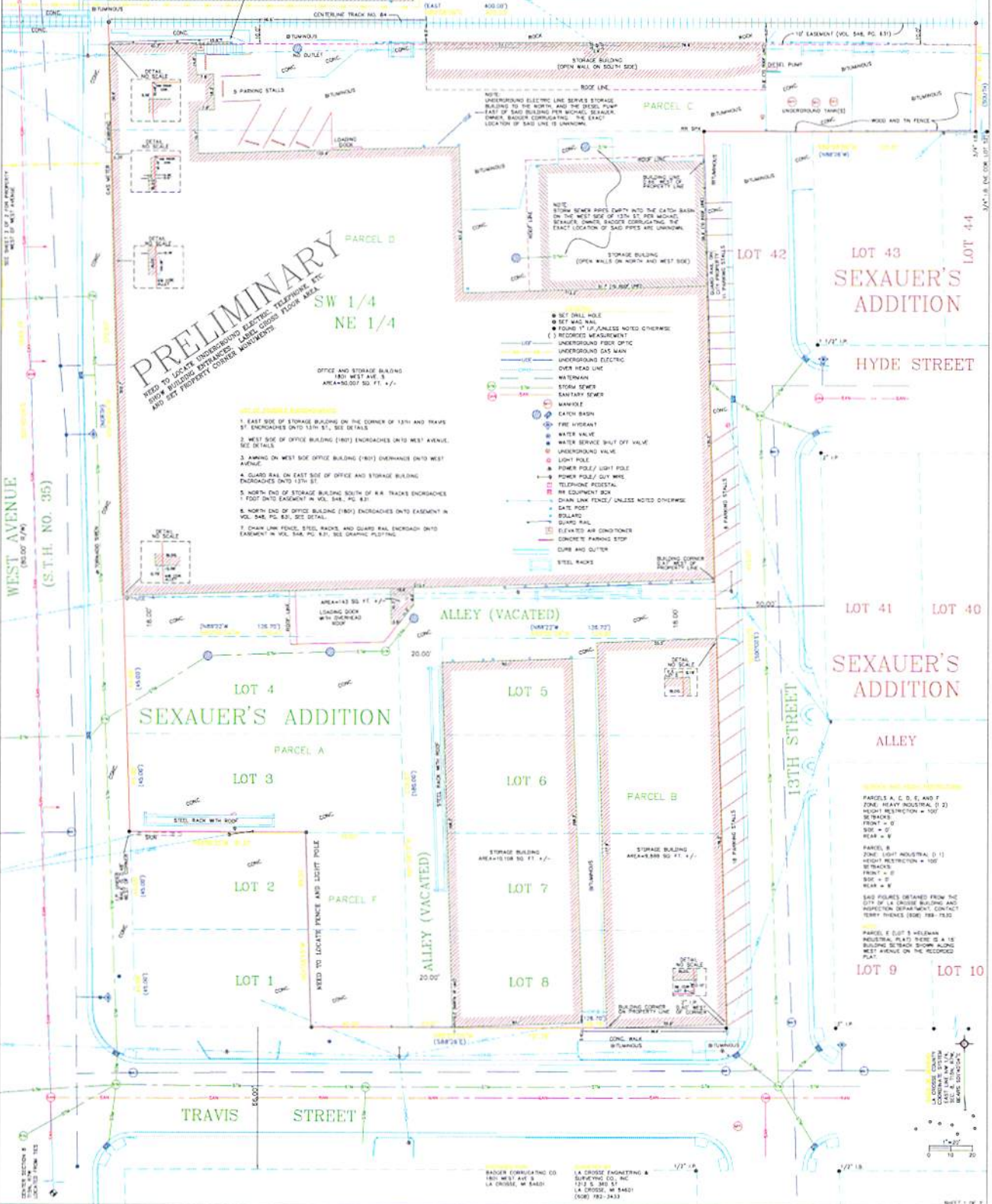
PARCEL D:
Part of the SW 1/4 of the NE 1/4 of Section 8, Township 19 North, Range 7 West to the City of La Crosse, La Crosse County, Wisconsin, bounded on the West by the East line of West Avenue, on the East by South 13th Street, on the North by the North line of West Avenue, thence West along the North line of West Avenue, thence South of 90 degrees to the East line of West Avenue, thence North 10 feet to the North line of Lot 44 of Sexauer's Addition, thence West along said North line to the point of beginning.

PARCEL E:
Lot 5 of Helman Industrial Addition to the City of La Crosse, La Crosse County, Wisconsin, subject to proposed easement.

PARCEL F:
The East 45 feet of Lots 1 and 2 of Sexauer's Addition to the City of La Crosse, La Crosse County, Wisconsin and the West 10 feet of the western alley adjacent to the East.



C.S.M. VOL. 1, PG. 59



PRELIMINARY
NEED TO LOCATE UNDERGROUND UTILITIES, TELEPHONE, FLOOR AREA, AND SET PROPERTY CORNERS.

SW 1/4
NE 1/4

OFFICE AND STORAGE BUILDING
180' WEST AVE. 8
AREA=1007 SQ. FT. +/-

- EAST SIDE OF STORAGE BUILDING ON THE CORNER OF 13TH AND TRAVIS ST. ENDS ONTO 13TH ST. SEE DETAILS.
- WEST SIDE OF OFFICE BUILDING (180') ENDS ONTO WEST AVENUE. SEE DETAILS.
- ARMING ON WEST SIDE OFFICE BUILDING (180') ENDS ONTO WEST AVENUE. SEE DETAILS.
- GUARD RAIL ON EAST SIDE OF OFFICE AND STORAGE BUILDING ENDS ONTO 13TH ST.
- NORTH END OF STORAGE BUILDING SOUTH OF W.R. TRAVIS ENDS ONTO 13TH AND TRAVIS ST. SEE DETAILS.
- NORTH END OF OFFICE BUILDING (180') ENDS ONTO EASEMENT IN VOL. 546, PG. 83. SEE DETAIL.
- CHAIN LINK FENCE, STEEL RAILS, AND GUARD RAIL ENDS ONTO EASEMENT IN VOL. 546, PG. 83. SEE GRAPHIC PLOTTING.

- SET DRILL HOLE
- SET WAD NAIL
- FOOTING 1" UNLESS NOTED OTHERWISE
- RECORDED MEASUREMENT
- UNDERGROUND FOUR FOOT OPTIC
- UNDERGROUND GAS MAIN
- UNDERGROUND ELECTRIC
- OVER HEAD LINE
- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- MANHOLE
- CLAY BRICK
- FIRE HYDRANT
- WATER VALVE
- WATER SERVICE SHUT OFF VALVE
- UNDERGROUND VALVE
- TELEPHONE ACCESS
- POWER POLE/LIGHT POLE
- POWER POLE/LIGHT WIRE
- TELEPHONE EQUIPMENT
- RR EQUIPMENT BOX
- CHAIN LINK FENCE/ GUY WIRE
- GATE POST
- COLLAR
- GUARD RAIL
- ELEVATED AIR CONDITIONER
- CURE AND GUTTER
- STEEL RAILS

PARCELS A, C, D, E, AND F
ZONE: HEAVY INDUSTRIAL, (1) 2)
HEIGHT RESTRICTION = 100'
SETBACKS:
FRONT = 0'
SIDE = 0'
REAR = 0'

PARCEL B
ZONE: LIGHT INDUSTRIAL, (1) 1)
HEIGHT RESTRICTION = 100'
SETBACKS:
FRONT = 0'
SIDE = 0'
REAR = 0'

SAY POLYMER OBTAINED FROM THE CITY OF LA CROSSE BUILDING AND INSPECTION DEPARTMENT. CONTACT TERRY THOMAS (536) 788-1333

PARCEL F LOT 5 HELMAN INDUSTRIAL PLANT THERE IS A 15 BUILDING SETBACK SHOWN ALONG WEST AVENUE ON THE RECORDED PLAN.