



December 5, 2024

To: City of La Crosse Council Members & Staff

RE: Request for Rezoning & Release of Restrictive Covenant – 1707 Main Street, La Crosse, WI

Hamilton Real Estate Group is in the process of evaluating the former Grandview Hospital building at 1707 Main Street, La Crosse to purchase, renovate, repurpose, and reenergize the building into a market rate apartment building.

Hamilton Real Estate is a real estate firm experienced in all aspects of real estate including brokerage, development, management, and advising. Please see the attached portfolio for information on our firm and recent projects that we have developed.

The initial project concept for the Grandview building is to create approximately 45 modern, clean, and beautiful apartment units ranging from studios, one-, two-, and three-bedroom units, with great amenities including community rooms, a modern exercise room, and other gathering spaces. As we delve further into the project, the exact number of units and layout may change slightly. There are 95 parking spots on site, so we do not envision a need for any street parking, and except to upgrade the landscaping and make needed repairs/seal coat/repaint the parking lot, we don't plan to make major changes to the exterior of this beautiful, classic-looking building. We also envision no changes to ingress/egress and no exterior changes that will affect the neighborhood.

The property will be managed by Hamilton INH which is a professional management group that manages over 1,600 units in Southern Minnesota and Northern Iowa. The plan is to manage this property at the highest standards of safety, professionalism, and enjoyment for our tenants and neighbors.

Hamilton Real Estate Group has met with neighboring landowners and tenants to listen and learn of their concerns, ideas, and thoughts, and we will try to incorporate as many of their ideas as possible to create a successful project.

Our request of the City Council is to change the zoning to R-6 to allow us to bring this project to fruition. Also, we are requesting release of a restrictive covenant as part of the rezoning petition. See attached for that covenant.

We appreciate the chance to become a part of the La Crosse community and are excited to move forward with creating a project all can be proud of! Thank you for your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Ari Kolas", written over a light blue horizontal line.

Ari Kolas
Hamilton Real Estate Group
507-271-5553
ari@hamiltonmre.com

RECORDED
AT 2:00 P M

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20
16.20

JUL 30 1992

MARY C. HOLINKA
REGISTER OF DEEDS
La Crosse County, WI

RESTRICTIVE COVENANT

VOL 945 PAGE 552

WHEREAS, the County of La Crosse, Wisconsin is the owner of certain property located at 1707 Main Street, City and County of La Crosse, Wisconsin, more fully described as follows, to-wit:

Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and west 35.6 feet of Lot Fifteen (15) all in Block Twenty-Four (24) of Metzger and Funk's Addition to the City of La Crosse.

and,
WHEREAS, Donald J. Yarolimak, Dwight A. Fish, Chase E. Miller, Pat McGuire and Richard Masrud propose to purchase said property from the County of La Crosse, and

WHEREAS, said property is currently zoned by the City of La Crosse as residence district (Section 15.06), and

WHEREAS, the owner of said property, La Crosse County, has filed a petition asking the Common Council of the City of La Crosse to rezone the above-described real estate from residence district to commercial district (Section 15.10), in order that the said property may be sold to the above proposed purchasers, and

WHEREAS, the owner, La Crosse County and the above-named proposed purchasers of the above-described property voluntarily agrees to a restrictive covenant hereinafter described as a condition of said zoning.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed that the below stated restrictive covenant shall apply to the above-described property so long as such property carries a zoning of commercial district and shall run with the land such that it will have affect on all successors in interest. The above described property shall be subject to the following limitations and conditions in use:

A. Premises and improvements shall not be used as:

1. Residential Housing;
2. Video Arcade;
3. Tavern.

B. The signage shall be aesthetically pleasing and only one composite sign shall be permitted on the green area in front of the building.

C. The green area shall remain and be maintained for aesthetic purposes.

D. There shall be no general garages constructed on the property.

Should the above property be used contrary to the above restrictions, said property shall revert to the residence district (Section 15.06) and all regulations applicable to said residence district shall apply.

The provisions of this restrictive covenant may only be amended, deleted or modified with the approval of the Common

Council of the City of La Crosse, Wisconsin and are intended for the benefit of the City of La Crosse, its Boards, Administrators, officers and agents, and any person or legal entity directly affected and aggrieved by the use of the above described real estate. The provisions of this restrictive covenant may be enforceable in any Court of general jurisdiction in La Crosse County and shall be subject to equitable remedies of injunction. Nothing herein shall prevent the City of La Crosse or its officers and agents from any other enforcement or remedy provided by the La Crosse Municipal Code of the City of La Crosse.

OWNER:
COUNTY OF LA CROSSE

By: James A. Ersham
James A. Ersham, Chairman of
County Board

By: Sharon M. Lemke
Sharon M. Lemke, County Clerk

STATE OF WISCONSIN)
)ss
COUNTY OF LA CROSSE)

Personally came before me this _____ day of _____, 1992 the above named James E. Ersham, Chairman of County Board and Sharon M. Lemke, County Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission:

AUTHENTICATION

Signatures of James E. Ersham, Chairman of County Board and Sharon M. Lemke, County Clerk, authenticated this 9th day of June, 1992.

John E. Flynn
John E. Flynn, Member of State Bar
of Wisconsin

PROPOSED OWNERS:

Donald L. Yarolimak
Donald L. Yarolimak

Chase E. Miller
Chase E. Miller

Richard Masrud
Richard Masrud

Dwight A. Fish
Dwight A. Fish

Pat McGuire
Pat McGuire

STATE OF WISCONSIN)
)ss
COUNTY OF LA CROSSE)

Personally came before me this _____ day of _____, 1992 the above named Donald L. Yarolimak, Dwight A. Fish, Chase E. Miller, Pat McGuire and Richard Masrud, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission:

AUTHENTICATION

Signatures of Donald L. Yarolimak, Dwight A. Fish, Chase E. Miller, Pat McGuire and Richard Masrud authenticated this 24 day of June, 1992.

John E. Flynn
John E. Flynn, Member of State Bar
of Wisconsin

Drafted by:

Patrick J. Houlihan, City Attorney
400 La Crosse Street
La Crosse, WI 54601

1600

1091002

RECORDED
AT 2:30 P.M.

MAY 17 1993
MARLYN K. BERTHA
REGISTER OF DEEDS
La Crosse County, WI

VOL 985 PAGE 24

AMENDED RESTRICTIVE COVENANT

WHEREAS, the undersigned are the owners of certain property located at 1707 Main Street, City and County of La Crosse, Wisconsin, more fully described as follows, to-wit:

Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and the West 35.6 feet of Lot Fifteen (15) all in Block Twenty-four (24) of Metzger and Funk's Addition to the City of La Crosse.

and,

WHEREAS, said property is currently zoned by the City of La Crosse as commercial district with a certain Restrictive Covenant recorded at the La Crosse County Register of Deeds in Volume 945 at Page 522 as Document No. 107433 in accordance with City of La Crosse Ordinance No. 3370, and

WHEREAS, the undersigned owners have requested to amend Paragraph C. of said Restrictive Covenant.

NOW, THEREFORE, it is agreed that the above Restrictive Covenant in accordance with a certain ordinance adopted by the Common Council on May 13, 1993 be and the same is hereby amended with respect to the above-described property and in effect so long as such property carries a zoning of commercial district and shall run with the land such that it will have affect on all successors in interest.

The above described real property shall be subject to the following limitations and conditions in use:

- A. Premises and improvements shall not be used as:
 - 1. Residential Housing;

2. Video Arcade;

3. Tavern.

B. The signage shall be aesthetically pleasing and only one composite sign shall be permitted on the green area in front of the building.

C. The green area shall remain and be maintained for aesthetic purposes with the exception that the attached document "A" shows a landscaped drawing of sixteen (16) parking spaces and additional landscaping to be done when implemented.

D. There shall be no general garages constructed on the property.

Should the above property be used contrary to the above restrictions, said property shall revert to the residence district (Section 15.06) and all regulations applicable to said residence district shall apply.

The provisions of this restrictive covenant may only be amended, deleted or modified with the approval of the Common Council of the City of La Crosse, Wisconsin and are intended for the benefit of the City of La Crosse, its Boards, Administrators, officers and agents, and any person or legal entity directly affected and aggrieved by the use of the above described real estate. The provisions of this restrictive covenant may be enforceable in any Court of general jurisdiction in La Crosse County and shall be subject to equitable remedies of injunction. Nothing herein shall prevent the City of La Crosse or its officers and agents from any other

enforcement or remedy provided by the La Crosse Municipal Code of the City of La Crosse.

OWNERS:

Donald L. Yarolimak
Donald L. Yarolimak

Dwight A. Fish
Dwight A. Fish

Chase E. Miller
Chase E. Miller

Pat McGuire
Pat McGuire

Richard Masrud
Richard Masrud

STATE OF WISCONSIN)
) ss
COUNTY OF LA CROSSE)

Personally came before me this 10th day of May, 1993 the above named Donald L. Yarolimak, Dwight A. Fish, Chase E. Miller, Pat McGuire and Richard Masrud, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Janet Slagter
Notary Public, State of Wisconsin
My Commission: Exp. 12/31/93

Drafted by:

Patrick J. Houlihan, City Attorney
City Hall, 400 La Crosse Street
La Crosse, WI 54601
(608) 789-7511



PROJECT STATISTICS	
ZONING (LA CROSSE MUNICIPAL CODE):	COMMERCIAL
PROPERTY TYPE:	OFFICE
PROPERTY SUBTYPE:	TRADITIONAL OFFICE
LOT SIZE:	1.203 ACRES
FRONT / SIDE / REAR SETBACKS:	20' / 7' / 20'
MAX. BUILDING HEIGHT:	100' / 8 STORIES
EXISTING BUILDING HEIGHT:	5 STORIES
EXISTING BUILDING AREA:	44,000 SF
EXISTING PARKING SPACES:	95 STALLS

GRANDVIEW FLATS

MAIN STREET - LA CROSSE, WI

ZONING AND CODE INFORMATION

DECEMBER 4, 2024





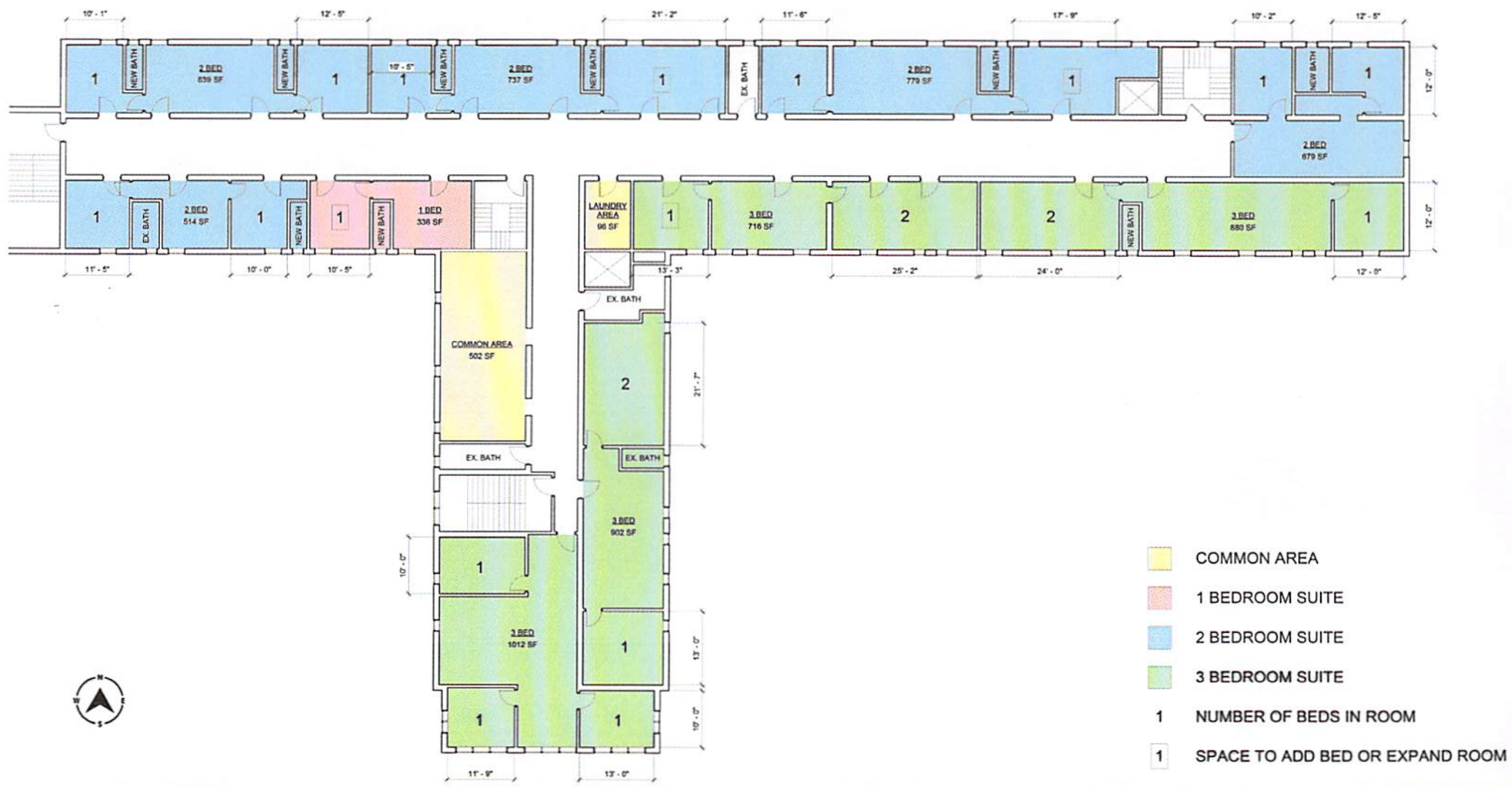
GRANDVIEW FLATS

MAIN STREET - LA CROSSE, WI

PRELIMINARY BUILDING LAYOUT - SCALE 1/16" = 1'-0" LEVEL 1

DECEMBER 4, 2024





GRANDVIEW FLATS

MAIN STREET - LA CROSSE, WI

PRELIMINARY BUILDING LAYOUT - SCALE 1/16" = 1'-0" LEVELS 2 & 3

DECEMBER 4, 2024





- COMMON AREA
- 1 BEDROOM SUITE
- 2 BEDROOM SUITE
- 3 BEDROOM SUITE
- 1** NUMBER OF BEDS IN ROOM
- 1 SPACE TO ADD BED OR EXPAND ROOM

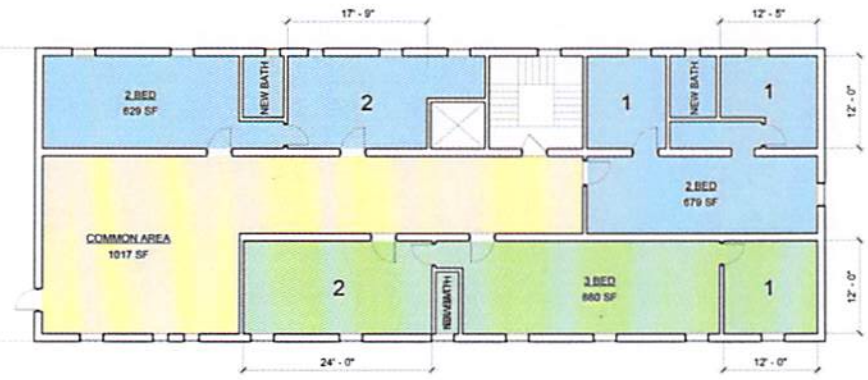
GRANDVIEW FLATS

MAIN STREET - LA CROSSE, WI

PRELIMINARY BUILDING LAYOUT - SCALE 1/16" = 1'-0" LEVEL 4

DECEMBER 4, 2024





- COMMON AREA
- 1 BEDROOM SUITE
- 2 BEDROOM SUITE
- 3 BEDROOM SUITE
- 1 NUMBER OF BEDS IN ROOM
- 1 SPACE TO ADD BED OR EXPAND ROOM



GRANDVIEW FLATS

MAIN STREET - LA CROSSE, WI

PRELIMINARY BUILDING LAYOUT - SCALE 1/16" = 1'-0" LEVEL 5

DECEMBER 4, 2024





HAMILTON
REAL ESTATE GROUP

HAMILTON OVERVIEW

Since its inception in 1979, Hamilton Real Estate Group has gained a reputation as innovative, dependable, and trustworthy, providing all the requisite skills and experience to meet our client's goals. Our team of experts bring experience working in the Upper Midwest and other regional and national markets. The team of Hamilton Real Estate Group specializes in multiple areas of real estate.

- Development
- Sales
- Property Management
- Leasing
- Construction Administration

With our expertise, clients can expect real estate strategies of all types, sizes, and objectives to be delivered with confidence and results.

Development has long been a mainstay of our focus, fueled by our creative vision and focus. Our approach is built on our strong, established relationships with individuals and organizations within the real estate industry. Our team has developed and maintained an ever-broadening group of real estate investors who trust us to reliably enhance their real estate portfolios and holdings.



HAMILTON REAL ESTATE GROUP TEAM MEMBERS



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CPM President

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Mac Hamilton
CEO CCIM SIOR CPM

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Ari Kolas
Principal

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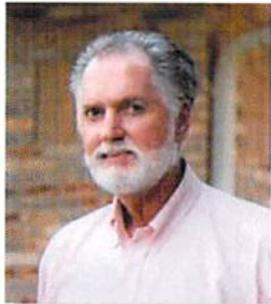
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Ari Kolas
Principal

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HAMILTON
REAL ESTATE GROUP

RECENT DEVELOPMENT PROJECTS

CLEAR LAKE

Clear Lake, IA



Project Details






- 🏠 98 unit market rate apartment which is made up of 15 studios, 47 one bedroom one bath units, 14 two bedroom two bath units, and 22 two bedroom one bath units.
- 🏠 There are a total of 28 tuckunder garages and 32 detached garages.
- 📍 Located on I-35 and US HWY 18
- 📦 Enjoy a fitness center, community lounge, and courtyard
- 🕒 Opening: **June 2025**

The Park

800 3rd Street SW
Kasson, MN 55944



Project Details

-  52 unit market rate apartment which is made up of 23 one bedroom one bath units, 9 two bedroom 2 bath units, and 20 two bedroom one bath units.
-  There are a total of 25 tuckunder garages and 11 detached garages.
-  15 miles West of Rochester, MN
-  Enjoy a fitness center, community lounge, and courtyard
-  Year completed: **2023**

Bear Path Apartments

1151 4th Street NE
Byron, MN 55920



Project Details

- 🏠 47 unit market rate apartment which is made up of 18 one bedroom one bath units, and 29 two bedroom 2 bath units.
- 🏠 There are a total of 21 tuckunder garages and 14 detached garages.





- Includes an oversized courtyard with a firetable and two barbeque grills, and an onsite fitness center.

Hillside Faribault

10 Division Street West
Faribault, MN 55021



Project Details

-  Three story 44 unit market rate project that consists of 6 studios, 30 one bedroom one bath units, and 8 two bedroom two bath units.
-  17 tuck under garages, and 10 detached garages.



A redevelopment project which previously consisted of blighted properties supported by the city with a 10 year TIF district.



Beautifully landscaped courtyard with gas grills and fire table

Southpointe Apartments I

201 18th St SW
Owatonna, MN 55060



Southpointe Apartments II

175 18th Street SW
Owatonna, MN 55060



Project Details

- 🏠 37 Market Rate Apartments
- 📍 Conveniently located near major employers included Federated, and across from Hy-Vee
- 🚗 Easy access Highway 14 and Interstate 35
- 🏠 Has a total of 17 tuck under garage stalls which offer direct access to an interior corridor.
- 🕒 Year completed: **2018**

Project Details

- 🏠 Three story 28 unit market rate apartment building
- 🏠 Each unit has a private tuck under garage
- 📍 On the site of a previously blighted warehouse.
- 📍 Across the street from Hy-Vee grocery

111 Vine

111 E Vine Street
Owatonna, MN 55060



Project Details



Five story 54-Unit market rate apartment building.



Located in Downtown Owatonna near Federated Insurance, Jostens and Wells Fargo.



Has underbuilding parking.



Features a rooftop terrace, with fire tables, and grills, and connects to a nicely finished community room. A fitness center is also available to the tenants.

Marriott Courtyard

225 North Cedar Ave
Owatonna, MN 55060



Project Details



106 key Marriott Brand hotel



Worked with the city to redevelop a blighted building and save two historical buildings, in return the city created a 25 year TIF district.



Located in Downtown Owatonna with easy access to Interstate 35. Walking distance to restaurants and shops



Enjoy onsite bar and restaurant, fitness center, and pool.



Year completed: **2022**

Dodger 56

104 1st Street NW
Dodge Center, MN 55927



Project Details



56 unit market rate apartments that consists of 29 one bedroom one bath, and 27 two bedroom two bath units.



Detached garages



Year completed: **2023**



Located in the heart of Dodge Center.



Redeveloped former blighted school supported by the city with a 15 year TIF district.



Beautiful landscaped Patio with fire table and multiple BBQ Grills

The Pearl

130 E Pearl St
Owatonna, MN 55060



Project Details

-  43-unit Market-rate apartment complex with 15 tuck under garages
-  Walking distance to major employers including Federated Insurance Companies and Jostens
-  Rooftop terrace
-  Located in Downtown Owatonna with easy access to Interstate 35
-  Year completed: **2022**

Riverchase

110 Riverchase Court
Faribault, MN 55021



Project Details



77 Units- 27 internal garages

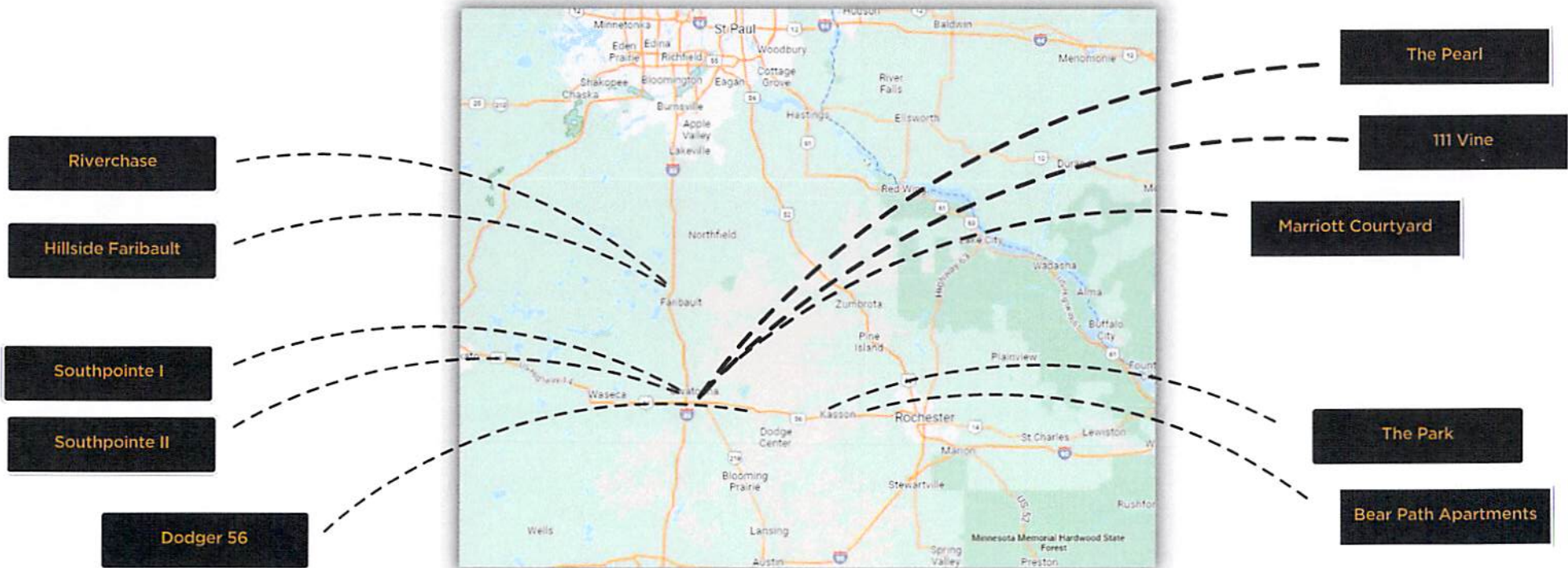


Year completed: **2023**



Office-Fitness Center- Community Room with large Deck with BBQ grills and a fire table

RECENT DEVELOPMENT LOCATIONS





HAMILTON
REAL ESTATE GROUP

THANK YOU