

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

American Welding & Gas Inc.
4900 Falls of Neuse, Suite 150
Raleigh, NC 27609

Owner of site (name and address):

Property Logic LLC
PO Box 2132
La Crosse WI 54602

Address of subject premises:

901 Monitor Street
La Crosse WI 54603

Tax Parcel No.: 17-10320-130

Legal Description: ROBERT AND GARY'S ADDITION LOT 5 SUBJ TO 25FT X 159.75FT
ESMT ON W & ONE LOT 57:TRR 654/9

Zoning District Classification: Light Industrial - 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:

This property is currently vacant but was previously used for auto parts sales. we will be re purposing the property for the sales of welding and gas supplies.

Property is Proposed to be Used For:

Sales of Welding and Gas supplies

Proposed Rezoning is Necessary Because (Detailed Answer):
to accommodate outside acetylene storage and distribution

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

Acetylene will be delivered to site in small pre packaged cylinders for resale purposes. there will be no packaging or use of the product on site.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
the neighboring property located at 1007 Monitor Street is already zoned heavy commercial and stores and sells pre packaged acetylene so this product is already present in this area.

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 31 day of March, 2021.

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.

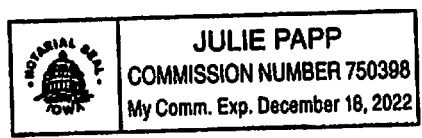
Karl Schilling

[Signature]
(signature)
608-317-4481
(telephone) 11/4/21
(date)
KS.propertylogic@gmail.com
(email)

IA
STATE OF WISCONSIN)
COUNTY OF LA GROSSE) ss.
Allamakee)

Karl Schilling

Personally appeared before me this 4 day of November, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]
Notary Public
My Commission Expires: 12-18-22

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

Review was made on the 5th day of November, 2021

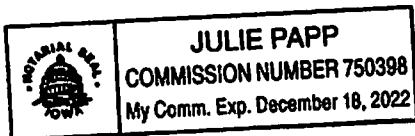
Signed: [Signature], Plan Admin
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, American Welding & Gas Inc., being duly sworn states:

1. That the undersigned is an adult resident of the City of _____, State of _____.
2. That the undersigned is (one of the) legal owner(s) of the property located at 901 Monitor 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.



[Handwritten Signature]
Property Owner

Subscribed and sworn to before me this 4 day of NOVEMBER, 2021.

[Handwritten Signature]
Notary Public
My Commission expires 12-18-22.



"Providing solutions for a better tomorrow"

November 3, 2021

Lacrosse Common Council

RE: Re zoning request – 901 Monitor Street, La Crosse, WI 54603

Dear Common Council,

American Welding & Gas Inc. is in the process of renting the property at 901 Monitor Street in La Crosse to open a new branch and expand our footprint in WI.

AWG is a 72-year-old, privately owned distributor of industrial, specialty, medical, and beverage gases. AWG has over 80 locations in 19 states and has locations in Wausau, Appleton and Stevens Point, WI.

901 Monitor Street is currently zoned as light industrial, and we are requesting that the property be re zoned to heavy industrial to accommodate the outside storage and distribution of prepackaged acetylene gas. This product is currently present in the neighboring business, Airgas located at 1007 Monitor Street for retail and commercial sale so it would not be new to the area.

AWG looks forward to signing a long-term lease and being part of the La Crosse community form many years to come and this accommodation would make that possible.

You may find more information about AWG at www.awggases.com

Thank you for your consideration on this matter.

Sincerely,

Rick Lease
Vice President
American Welding & Gas, Inc.

ArcGIS Web Map



10/26/2020, 11:22:18 AM

Railroad Center Lines

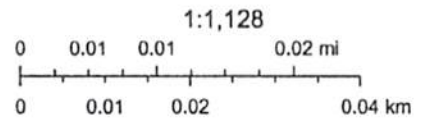
- Burlington Northern Santa Fe
- CP Rail
- Spur Track

Parcels

Owner Label

Municipality Limits Labels

- County & Town Roads
- Federal & State Roads



La Crosse County, WI, © 2020 Microsoft Corporation © 2020 Maxar ©CNES (2020) Distribution Airbus DS, La Crosse County

Web AppBuilder for ArcGIS

Representative Fraction (RF) or Natural Scale: 1:1200 (this is the same as 1/1200) The RF says that 1 of any measurement on the map equals 1200 of the same measurement on the original surface;