

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Catholic Charities Diocese of La Crosse
3710 East Ave. South, POBox 266
La Crosse, WI 54602 -0266

Owner of site (name and address):

Catholic Charities Diocese of La Crosse
3710 East Ave. South, POBox 266
La Crosse, WI 54602 -0266

Address of subject premises:

508 5th Ave. South
La Crosse, WI 54601

Tax Parcel No.: 17-30106-120

Legal Description: Lot 9 and the South 5 feet of Lot 10 in Block 28 of Daniel Cameron's
Addition to the City of La Crosse, La Crosse County, Wisconsin

Zoning District Classification: "WR - Washburn Residential"

Proposed Zoning Classification: Commercial C2

- 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:

Previous owner (Mayo Health System) used it as an office / Financial Administration

Property is Proposed to be Used For:

Community Resource Center providing: Agencies will offer services: Financial Education, Financial Assistance, Help individuals with disabilities, case management, job training, showers, laundry, overnight warming center during emergencies, community gathering.

Proposed Rezoning is Necessary Because (Detailed Answer):

Catholic Charities will operate in a commercial capacity at this location. Will provide much needed social services to the community

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

This building is currently a commercial style construction and has been utilized in a commercial capacity prior to Catholic Charities obtaining the deed.

Inv 173425

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
Area is already being used in a commercial / residential capacity The 508 5th Ave. building was used as an office (commercial).

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 9th day of June, 2020.

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)519-8001

(telephone)

7/29/2020

(date)

rporter@ccle.org

(email)

STATE OF WISCONSIN

COUNTY OF LA CROSSE

) ss.

Personally appeared before me this 29th day of July, 2020, 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: 5.21.2021

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

Review was made on the 4th day of August, 2020.

Signed: [Signature] Senior Planner
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Catholic Charities Diocese of La Crosse, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 508 5th Ave. South.
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 29th day of July, 2020

[Signature: Karen L. Becker]
Notary Public
My Commission expires May 21, 2021

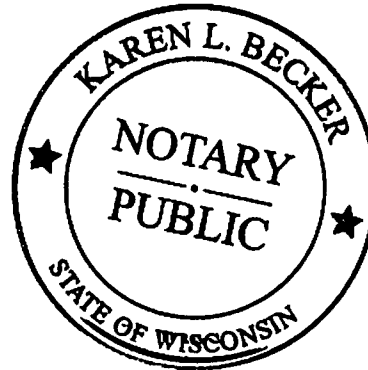


EXHIBIT A

**Lot 9 and the South 5 feet of Lot 10 in Block 28 of Daniel Cameron's Addition to the City of La Crosse,
La Crosse County, Wisconsin.**

For informational purposes only

Property Address: 508 5th Avenue S., La Crosse, WI 54601

Tax Key No.: 17-30106-120



(State Bar of Wisconsin Form 6 - 2003)
SPECIAL WARRANTY DEED

Document Number

Document Name

**THIS DEED, made between
Mayo Clinic Health System - Franciscan Medical Center, Inc. f/k/a Franciscan
Skemp Medical Center, Inc.**

**("Grantor," whether one or more), and
Catholic Charities of the Diocese of La Crosse, Inc.**

**("Grantee," whether one or more).
Grantor for a valuable consideration conveys to Grantee the following described real
estate, together with the rents, profits, fixtures and other appurtenant interests, in
La Crosse County, State of Wisconsin ("Property") (if more space is
needed, please attach addendum): See Attached Exhibit A**

**Grantor warrants that the title to the Property is good, indefeasible, in fee simple and
free and clear of encumbrances arising by, through, or under Grantor except:**

**municipal and zoning ordinances and agreements entered under them, recorded
easements for the distribution of utility and municipal services, recorded building and
use restrictions and covenants, present uses of the Property in violation of the
foregoing disclosed in the Grantor's (Seller's) Real Estate Condition Report, if any,
and in the Offer to Purchase for the Property between the Grantor and Grantee, if any,
and general taxes levied in the year of closing and will warrant and defend the same.**

Dated June 9, 2020

Mayo Clinic Health System - Franciscan Medical Center, Inc.

(SEAL)

Paul S. Mueller

(SEAL)
* Paul S. Mueller M.D., Chair

(SEAL)

Paul E. Molling

(SEAL)
* Paul E. Molling M.D., Vice Chair

AUTHENTICATION
Signature(s) _____

ACKNOWLEDGMENT
STATE OF WISCONSIN
La Crosse COUNTY) ss.

authenticated on _____

This instrument was acknowledged before me on
June 9, 2020
by Paul S. Mueller M.D., Chair, Paul E. Molling M.D., Vice
Chair (the signer).

TITLE: MEMBER STATE BAR OF WISCONSIN
(if not, _____
authorized by Wis. Stat. § 706.06)

The signer was:
 physically in my presence OR in my presence involving the use
of communication technology.

THIS INSTRUMENT DRAFTED BY:
Attorney James T. Gull / 1132585



Mary M. Pasch
Mary M. Pasch
Notary Public, State of WISCONSIN
My commission expires: 03/18/2022

Knight Barry Title United LLC

(Signatures may be authenticated or acknowledged. Both are not necessary.)



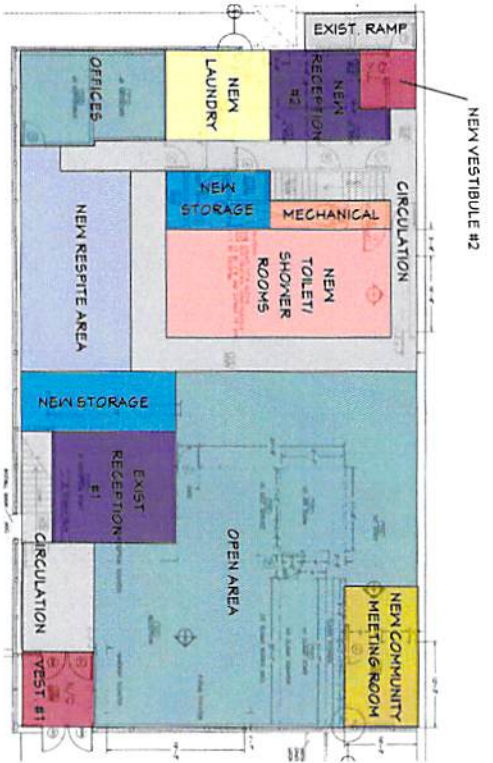
2 SITE PLAN
1" = 30'



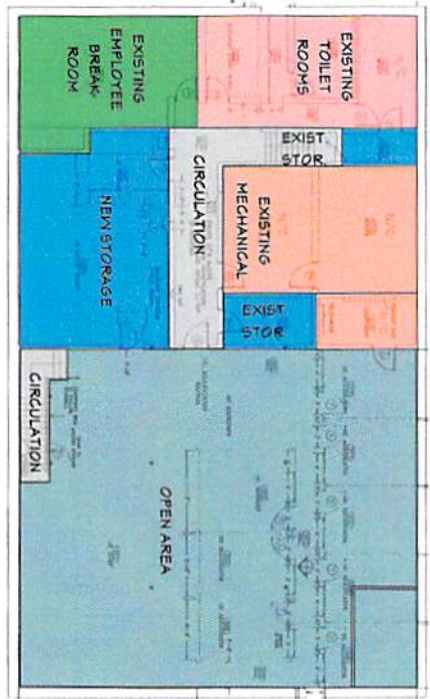
1 LOCATION PLAN
NO SCALE



3 FIRST FLOOR PLAN
1/8" = 1'-0"



4 LOWER FLOOR PLAN
1/8" = 1'-0"



CONCEPTUAL PLAN

PROPOSED NEW FACILITIES FOR
CATHOLIC CHARITIES
508 S. FIFTH AVE
LACROSSE, WISCONSIN

DesignFocus LLC
1577 EAST YOUNG DRIVE
ONALASKA, WI 54650
Emile Tourville, Architect 608.780.1826

SHEET:

A1

DATE:
7/30/2020

SCALE:
As noted if
printed at
24" x 36"