

PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

DUPLICATE RECEIPT

405 CITY CLERK/LICENSES 1871
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3/07/13 2:57PM PAID 400.00

Petitioner (name and address):

J B Hengel

Owner of site (name and address): 2640 So 7th St LaCrosse Wi 54601

John , Paul & Leo Schams 1088 Fair Meadow Way Onalaska Wi 54650

Address of subject premises:

2350 So Ave LaCrosse Wi

Tax Parcel No.: 17-50773-010

Legal Description: See Attached

PDD/TND: (TND) General Specific General & Specific

Zoning District Classification: Light Industrial (MI)

Proposed Zoning Classification: TND - Specific

Is the property located in a floodway/floodplain zoning district? Yes No JBC

Is the property/structure listed on the local register of historic places? Yes No JBC

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 Bldg

Property is Proposed to be Used For:

apartments and/or PARTIAL OFFICE SPACE FOR REMAINING OFFICE
TEAMS 40 APTS - 1BR & STUDIO & MANAGER
OFFICE

Proposed Rezoning is Necessary Because (Detailed Answer):

Does not comply with existing zoning

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

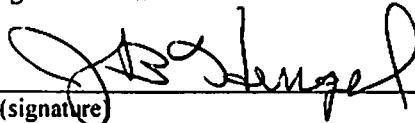
~~Intended use of the property will not attract the traffic as much as an apartment bldg~~

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

~~I do not know~~

The undersigned depose and state that I ~~was~~^{NOT} am/~~was~~^{NOT} the owner of the property involved in this petition and that said property was ~~purchased~~^{LEASED} by me/us on the 6th day of July, 1980.

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)

7870564

(telephone)

2-6-13

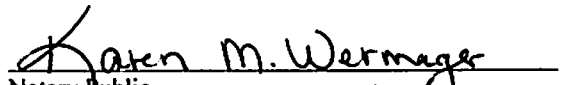
(date)

JOBREN32@YAHOO.COM
(email)

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

Personally appeared before me this 6th day of Feb., 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

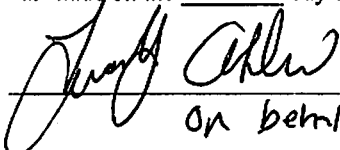
KAREN M. WERMAGER
NOTARY OF PUBLIC
STATE OF WISCONSIN


Notary Public
My Commission Expires: 6/15/2014

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 & Inspections Department to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 15.16(E)(1) of the 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 7th day of March, 2013

Signed:  , Director of Planning & Development
on behalf of Larry Kirch.

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Joseph B Hengel, being duly sworn states:

1. That the undersigned is an adult resident of the City of LaCrosse, State of Wi.
2. That the undersigned is ~~(one of the)~~ ^{NOT - See ATTACHED LETTER} legal owner(s) of the property located at 2350 So Ave.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

J B Hengel

Subscribed and sworn to before me
this 6th day of Feb, 2013

Karen M. Wermager
Notary Public
My Commission expires 6/15/2014

KAREN M. WERMAGER
NOTARY OF PUBLIC
STATE OF WISCONSIN

Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, T 15 N, R 7 W, City of La Crosse, Wisconsin, described as follows:
Commencing at the Center of said Section 8; thence N89°35'40"W along the $\frac{1}{4}$ section line 51.3 feet to the Southwesterly line of South Avenue; thence along said Southwesterly line N48°12'20"W 76.37 feet to the point of beginning; thence continuing N48°12'20"W along said Southwesterly line 215 feet; thence S63°05'05"W 124.1 feet; thence N88°45'20"W 140.65 feet; thence S10°44'50"E 142.56 feet to the North line of Weston Street; thence S89°35'40"E along said North line 338.25 feet; thence N41°47'40"E 70.15 feet to the point of beginning. Contains approximately 54,669 square feet.

15.16

(2) The Petition: Following the pre-petition conference, the owner or his agent may file a petition with the Office of the City Clerk for an amendment to the City's Master Zoning Map requesting designation as a Planned Development District. The procedure for rezoning to a planned development district shall be as required for any other change in zoning district boundaries, except that in addition thereto, the rezoning may only be considered in conjunction with a comprehensive development plan and shall be subject to the following additional requirements. The comprehensive development plan may be in the form of a general development plan in order to receive concept approval therefore requiring a two-step process or in the form of a combined general and specific comprehensive development plan in order to receive final approval in a simultaneous, single step approval process. Such petition shall be accompanied by an additional fee of One Hundred Dollars (\$100) in addition to the rezoning fee provided in Section 15.34, as well as ten (10) copies of the following information:

(a) General Development Plan. A General Development Plan encompassing all of the property which the developer owns or controls which includes a statement which sets forth the relationship of the proposed Planned Development District to the City's adopted General Plan for the La Crosse Area or any adopted component thereof and the general character of and the uses to be included in the proposed Planned Development District, including the following information:

(i) Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.

(ii) A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.

(iii) A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.

(iv) Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.

(v) The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.

(vi) A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.

(vii) A legal description of the boundaries of lands included in the proposed Planned Development District.

(viii) A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.

(ix) The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainageways.

(x) Characteristics of soils related to contemplated specific uses.

(xi) Existing topography on site with contours at no greater than two (2) foot intervals City Datum where available.

(xii) General landscaping treatment.

2-08-2013

Mr. Joseph B. Hengel

2350 So. Ave

LaCrosse, WI. 54601

Dear Joe,

To whom it may concern.

We have reviewed your request to convert the Alexander Grant Building at 2350 South Ave (17-50773-010) from commercial office to apartments. Schams Brothers Properties has no objection to this conversion. The terms of the lease between Schams Brothers Properties and Joseph B. Hengel shall not be affected by this change.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John Schams", with a long horizontal flourish extending to the right.

John Schams for

Schams Brothers Properties

cc: Paul Schams

ALEXANDER GRANT CENTRE

2350 SOUTH AVENUE, LACROSSE, WI. PH: (608)787-0564 FAX: (608)787-0565

February 22, 2013

LaCrosse City Council
400 LaCrosse Street
LaCrosse, WI. 54601

To Whom It May Concern:

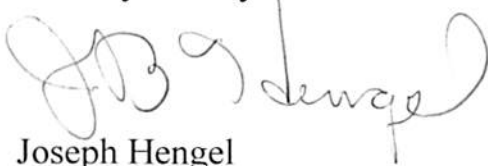
The Alexander Grant Center is an office building located at 2350 South Avenue, LaCrosse, WI. and owned by Joseph Hengel. The Alexander Grant Center has approximately 22,000 square feet of rentable office space, of this 22,000 square feet we have 9,500.00 square feet rented and the office building has been losing money for more than three years.

Mr. Hengel is proposing to change the Alexander Grant Center from office space to apartment rental space. This move would make the Alexander Grant building profitable once again.

The following are items that exist or would be updated for the convenience and safety of our apartment tenants;

- Fire sprinkler system through out the Alexander Grant Center
- Hot water supplied to the tenants
- Softened water supplied to the tenants
- Off street parking 95 spaces exist, 40 required
- Offering studio, efficiency & one bedroom apartments
- Elevator service
- Washer & dryer facilities
- Maintenance service
- Existing lawn sprinkler system
- Adequate space for future garages
- We are all aware of the proximity of this building to the hospital

Thank you for your consideration



Joseph Hengel