

**PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE**

Payment Amount:

500.00

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

Petitioner (name and address):

MetroPlains, LLC
801 Washington Avenue North #108
Minneapolis, MN 55401

Owner of site (name and address):

Bakalars Real Estate LLC (Michael E. Bakalars)
5230 Creekside Place, La Crosse, WI 54601

Address of subject premises:

2219 South Avenue

Tax Parcel No.: 17-50280-70, 17-50280-080, 17-50018-50

Legal Description: See Attached

PDD/TND: General Specific General & Specific

Zoning District Classification: Traditional Neighborhood Development - General

Proposed Zoning Classification: Traditional Neighborhood Development - General

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 consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

Vacant

Property is Proposed to be Used For:

Multiple Residence

Proposed Rezoning is Necessary Because (Detailed Answer):

In order to receive zoning letter specific to our development, we must go through this process even though it is not a change in zoning, rather a presentation of our specific project information so that evidence of zoning approval can be provided to financial partners.

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

The neighborhood currently consists of residential neighbors to the south, industrial uses to the north and east, and railroad. There are existing multifamily uses in harmony with our proposed use. The intensity of use we are proposing is no greater than that proposed by the former developer who received approval for TND-General Multifamily housing on the same site.

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

The proposed use will bring new life to an under-utilized (now vacant) property, it will save a historic building, it utilizes existing infrastructure and will improve the neighborhood by bringing new, much needed housing, to the community.

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 26th day of NOVEMBER, 2014.

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.

Michael E. Bork
(signature)
608-784-0384 26 Nov 14
(telephone) (date)
MIRE@BAKALARSSAUSAGE.COM
(email)

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

Personally appeared before me this 26 day of November, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Elizabeth R. Hegge
Notary Public
My Commission Expires: May 10, 2015

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. 115-156(3)(e)(1) of the Municipal 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 5th day of December, 2014.

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

AFFIDAVIT

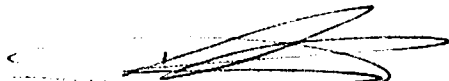
STATE OF WISCONSIN)
) ss
COUNTY OF LACROSSE)

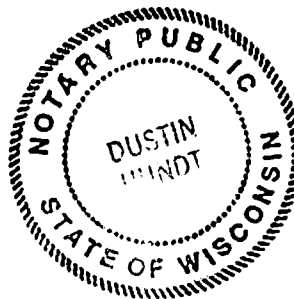
The undersigned, MICHAEL E. BARALARA, being duly sworn states:

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 2219 SOUTH AVE. LACROSSE, WI.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit (district change) or amendment (circle one) for said property.

Michael E. Baral

Subscribed and sworn to before me this 28 day of Nov., 2014


Notary Public
My Commission expires 10/07/2017



ISSUED BY
COMMERCIAL PARTNERS TITLE, LLC
AS AGENT FOR
STEWART TITLE GUARANTY COMPANY

COMMITMENT NUMBER 38496

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Lot 10 of John Koller's Addition to City of LaCrosse, LaCrosse County, Wisconsin.

AND

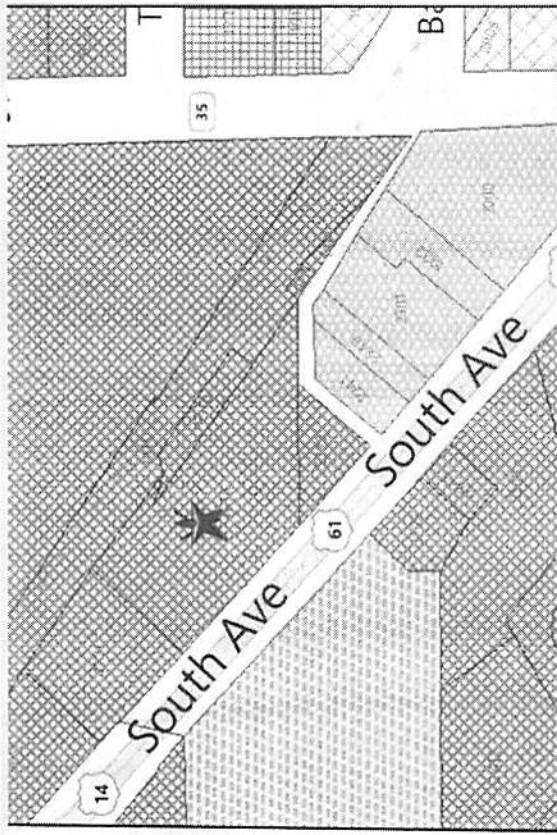
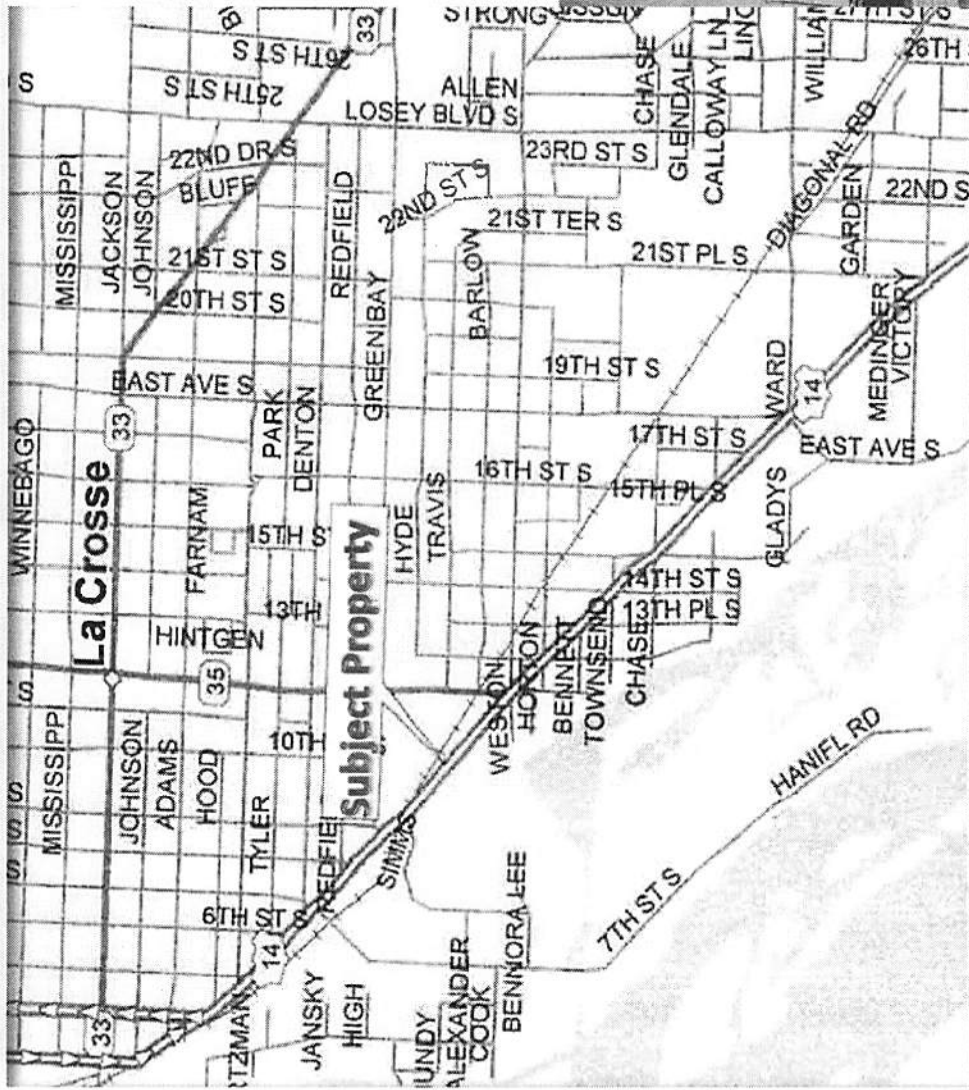
Part of the Southeast Quarter of the Northwest Quarter of Section 8, Township 15 North of Range 7 West, in the City of LaCrosse, LaCrosse County, Wisconsin, described as follows: Beginning at a stone monument at the Northwest corner of J. Koller's Addition to the City of LaCrosse; thence Northwesterly along the Northeast line of South Avenue 200.32 feet to an iron pipe; thence Northeast, at right angles with said Street line 144.3 feet to an iron pipe in the Southwesterly line of the Chicago, Burlington & Quincy Railroad Company right-of-way; thence Southeasterly along said right-of-way 139 feet; thence West along said right-of-way line 38 feet; thence Southeasterly along said right-of-way line 292.45 feet to the North line of said J. Koller's Addition; thence Westerly along said North plat line 266.9 feet to the point of beginning, EXCEPT the right-of-way of the Chicago, Burlington & Quincy Railroad Company. TOGETHER WITH a non-exclusive easement and perpetual right-of-way over a driveway 14 feet in width, said driveway being next adjoining the property above described on the North and running from the Mormon Coulee Road to the right-of-way of the Chicago Burlington & Quincy Railroad Company.

AND

All that parcel of land located in the South half of the Southeast Quarter of the Northwest Quarter of Section 8, Township 15 North, Range 7 West of the Fourth Principal Meridian at City of LaCrosse, County of LaCrosse, State of Wisconsin, described as follows: Beginning at a point on the North line of said South half of the Southeast Quarter of the Northwest Quarter of Section 8, 50 feet perpendicularly distant, Southwesterly of, the Chicago, Burlington & Quincy Railroad Company former main line track center line; thence East along said North line, 53 feet more or less to a point 20 feet perpendicularly distant Southwesterly of said track center line; thence Southeasterly along a line 20 feet normally distant Southwesterly of said main line track center line, 150 feet to a point; thence Southwesterly along a straight line, 30 feet more or less to a point, 10 feet radially distant Northerly of said Railroad Company's track No. 2 center line; thence Northwesterly along a line 50 feet normally distant, Southwesterly of said main tract center line, 200 feet more or less to the point of beginning.

EXCEPTING, however, all of coal, oil, gas and other minerals underlying the surface of the above described premises, formerly reserved unto the Chicago, Burlington & Quincy Railroad Company, its successors and assigns.

PROPOSED DEVELOPMENT

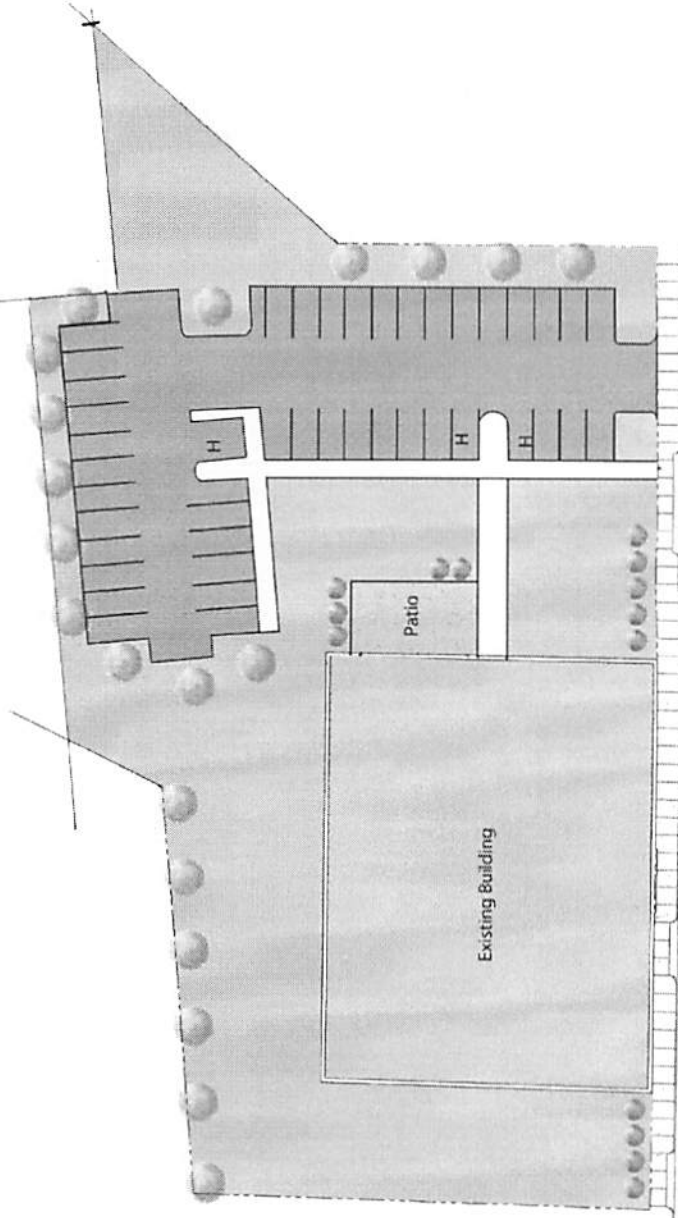


2219 South Avenue, La Crosse, Wisconsin

METRO Plains

PROPOSED DEVELOPMENT

Former La Crosse Armory
June 30, 2014



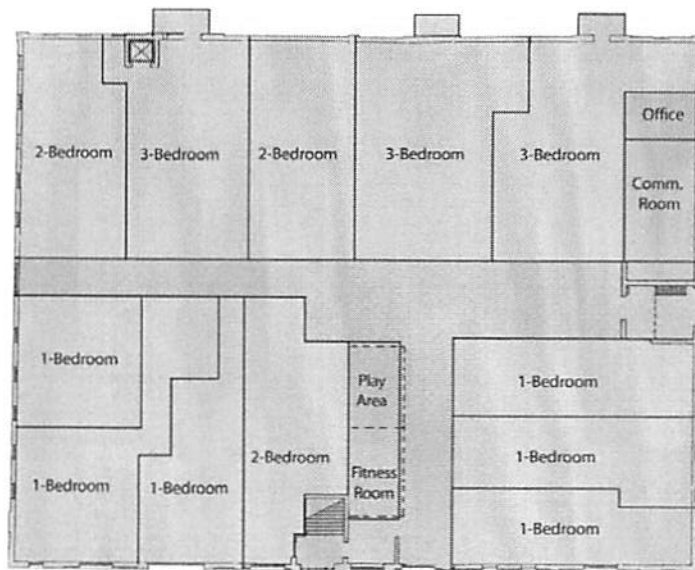
METRO Plains

1 SITE PLAN
June 30, 2014
South Avenue

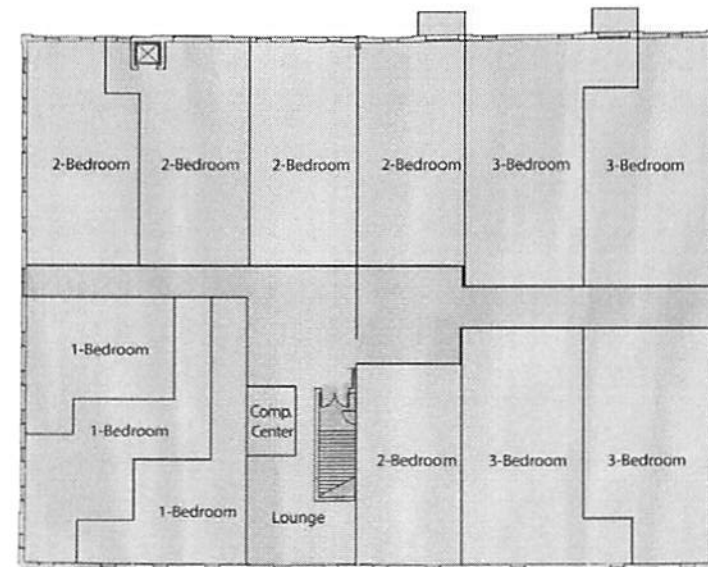
METRO Plains

PROPOSED DEVELOPMENT

- Maintenance of historic entrance, historic stair and loft character for living
- Utilizing the two structural systems of wood frame on one half and concrete on the other
- Orientating 24 units around perimeter with circulation within



1 FIRST FLOOR PLAN



1 SECOND FLOOR PLAN

PROPOSED DEVELOPMENT

Income and Rent

- Mixed income development consisting of market rate , affordable, and homeless units.
- 24 units with a combination of 1, 2, and 3 bedrooms
- Rents ranging from \$378 to \$886 per month

Unit Size	Income Limit	Number Of Units	Gross Rent	Utility Allowance	Net Rent
1 BR	30%/ RA	6	\$ 378	\$ 77	\$ 301
1 BR	60%	2	\$ 727	\$ 77	\$ 650
1 BR	Market	1	\$ 795	\$ 77	\$ 718
2 BR	50%	5	\$ 699	\$ 100	\$ 599
2 BR	60%	2	\$ 798	\$ 100	\$ 698
2 BR	Market	1	\$ 980	\$ 100	\$ 880
3 BR	50%	3	\$ 821	\$ 111	\$ 710
3 BR	60%	4	\$ 886	\$ 111	\$ 775
	Total Units	24			

PROPOSED DEVELOPMENT

Development Costs and Sources of Funding

Budget is projected at approximately \$5,000,000 based on general contractor input, recently completed projects

SOURCES	
First Mortgage	\$ 437,388
Limited Partner Equity - LHITC	2,310,726
CDBG	500,000
Federal Historic Tax Credits	822,111
State Historic Tax Credits	759,559
Gap	250,058
TOTAL SOURCES	\$ 5,079,841

USES	
Land	\$ 350,000
Real Property	4,616,841
Personal Property	12,000
Project Reserves	101,000
TOTAL USES	\$ 5,079,841