

November 3, 2016

Tracy and Joseph Endrizzi
JME Products, LLC.
236 17th Place South
La Crosse, WI 54601

Common Council for the City of La Crosse

Dear Council Members,

Last year, JME Products, LLC. purchased the building located at 1514-1516 Market Street. What once was a barbershop and bowling ball business is now a thriving arts and crafts shop (Inspired) and specialty gift store (Twinkle & Twine Design) that offers a variety of art classes and items for sale. Our focus in bringing these businesses to this location was to provide the neighborhood and surrounding area with an opportunity to walk in and socialize, learn and build relationships as neighbors and friends.

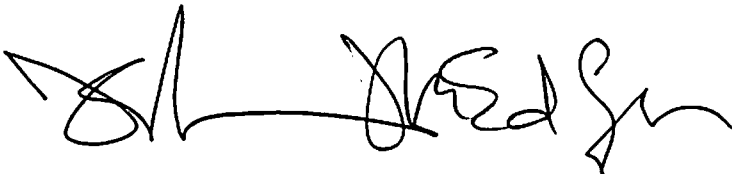
This particular location caught our eye when it was listed for sale because it is situated in a family-friendly, youth-oriented neighborhood; many of our potential customers are able to frequent the business on a bike-in/walk-in basis. This allows for a community feel that we have come to love in La Crosse.

As the two businesses have grown and we have made improvements to the property, our vision has also grown. We envision expanding the building to create a space that is complimentary to other close-by shops and residences, while also adding to the gathering place nature of our property.

What we are proposing is a family-run coffee shop that will also offer a small deli-style menu. Our property will offer the opportunity for people of all ages to enjoy a quiet local, social setting. We will offer indoor and outdoor seating. Our proposed sketches are conceptual at this time. If approved, we are fully committed the city design process for further detail, design and accuracy.

My husband and I have lived a few blocks from Market Street for more than 11 years. We have a passion for improving our neighborhood and keeping our community involved in healthy, family-friendly activities. We believe this business will thrive in the neighborhood and will offer a unique way for people to bond with other local residents. We have conducted personal meetings and also held a public meeting with the surrounding neighbors. We have received positive and supportive feedback. We very much appreciate your consideration of our proposal and are excited about the potential opportunities this will offer to the neighborhood and the city.

With warm regards,

A handwritten signature in black ink, appearing to read 'Tracy and Joseph Endrizzi', written in a cursive style.

Tracy and Joseph Endrizzi

PETITION FOR CHANGE TO ZONING CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or Traditional Neighborhood District

Petitioner (name and address): Joseph and Tracy Endrizzi, 236 17th Place South, La Crosse, WI 54601

Owner of site (name and address): Joseph and Tracy Endrizzi, AKA JME Products, LLC, 236 17th Place South, La Crosse, WI 54601

Address of subject premises: 1514-1516 Market Street, La Crosse, WI 54601

Tax Parcel No.: 17-30172-80

Legal Description: GOULD ADDITION LOT 8 & PRT NE-SE ADJ TO LOT 8 & ALLEY SUBJ TO ESMT IN V536 (attachment 1)

PDD/TND General

Zoning District Classification: R-2 Residential

Proposed Zoning Classification: Traditional Neighborhood Development - General

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

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

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes

Is the consistent with the policies of the Comprehensive Plan? Yes

Property is Presently Used For: An arts and crafts workshop and giftstore.

Property is Proposed to be Used For: The current spaces would continue to operate as they are, the added space would house a coffeeshop/deli (Attachments 2, 3 and 4) .

Proposed Rezoning is Necessary Because (Detailed Answer): The current zoning does not allow an addition to the property.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer): The space we are proposing is approximately 961 square feet. There is ample property to add the space while still leaving a large green space. The intended space will be an ideal neighborhood gathering place. It will be family friendly and act as a neighborhood gathering place (see attachment 5).

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer): It is currently depicted in the City's Long Range Comprehensive Plan as Traditional Neighborhood Development.

CITY OF LA CROSSE, WI
General Billing - 142189 - 2016
003240-0019 Amber W. 11/04/2016 09:15AM
13971 - JOSEPH M, TRACY L ENDRIZZI

Payment Amount: 700.00

General Development Plan

1. 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.
 - Lot size: approx. .171 Acre/7,500 sq. ft.
 - Percent of property used for existing structures: approx. 1,152 sq ft/15%
 - Percent of property proposed for added structure: approx. 961 sq ft/13%
 - Total percent of property that will be used for structures: 28%
 - Structures will be utilized for small businesses as outlined by the businesses approved by the conditional use permit guidelines.
 - See attached sketches for proposed structures.
2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.
 - Not to exceed \$100,000.00.
3. 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.
 - JME Products LLC is the owner of the property. JME Products LLC currently rents the property to two business owners. If approved, JME Products would rent to three separate business owners.
4. 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.
 - None are identified at this time.
5. 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.
 - Project start of construction Spring 2017 to be completed NLT Fall 2017.
6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.
 - See attachment 5.

- 7. A legal description of the boundaries of lands included in the proposed Planned Development District.**
 - See attachment 1.
- 8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.**
 - The proposed plan is for a Traditional Neighborhood District. The surrounding properties are zoned R-1 and R-2. The area is mostly composed of residential single family homes, duplex and triplex rental units. There are three other businesses within two blocks of this location. Those businesses are an ice cream/candy store, an art gallery and a union shop. In addition, there is public transportation within one block of this location.
- 9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways.**
 - Not applicable.
- 10. Characteristics of soils related to contemplated specific uses.**
 - Urban Land, Valley Trains.
- 11. Existing topography on site with contours at no greater than two (2) foot intervals City Datum where available.**
 - See attachment 6.
- 12. General landscaping treatment.**
 - Landscaping will be consistent with the City of La Crosse Design Standards.
 - Rain gardens will be used as appropriate to manage stormwater.

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 25th day of September, 2015

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) [Handwritten Signature]
(telephone) 608 785-7340 (date) 03 Nov 2016
(email) JENDRIZZI @ CHARTER.NET

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

Personally appeared before me this 3rd day of November, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Handwritten Signature]
Notary Public
My Commission Expires: 8/16/2020

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 Safety 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 4th day of November, 2016

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

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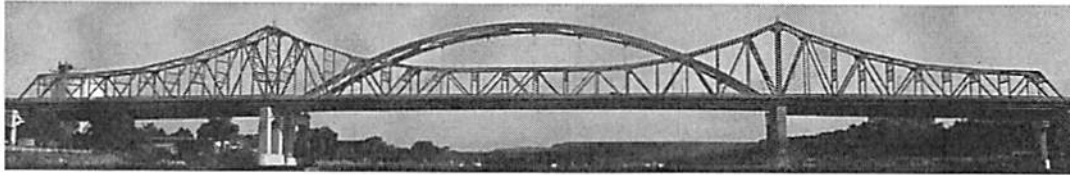
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[Parcel Search](#) | [Permit Search](#)

1516 MARKET ST LA CROSSE

Print View

Parcel: 17-30172-80 Internal ID: 32627
Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-30172-80
Internal ID: 32627
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.171
Township: 15
Range: 07
Section: 05
Qtr: NE-SE

- Parcel
- Taxes
- Outstanding Taxes
- Assessments
- Deeds
- Permits
- History

Legal Description:

GOULD ADD LOT 8 & PRT NE-SE ADJ TO LOT 8 & ALLEY SUBJ TO ESMT IN V536 P772

Property Addresses:

Street Address	City (Postal)
1516 MARKET ST	LA CROSSE
1514 MARKET ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
JME PRODUCTS LLC	Owner	236 17TH PL S	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 8
2012 + VOTING WARDS	2012+ Ward 18
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	SERVICES

Lottery Tax Information ⓘ

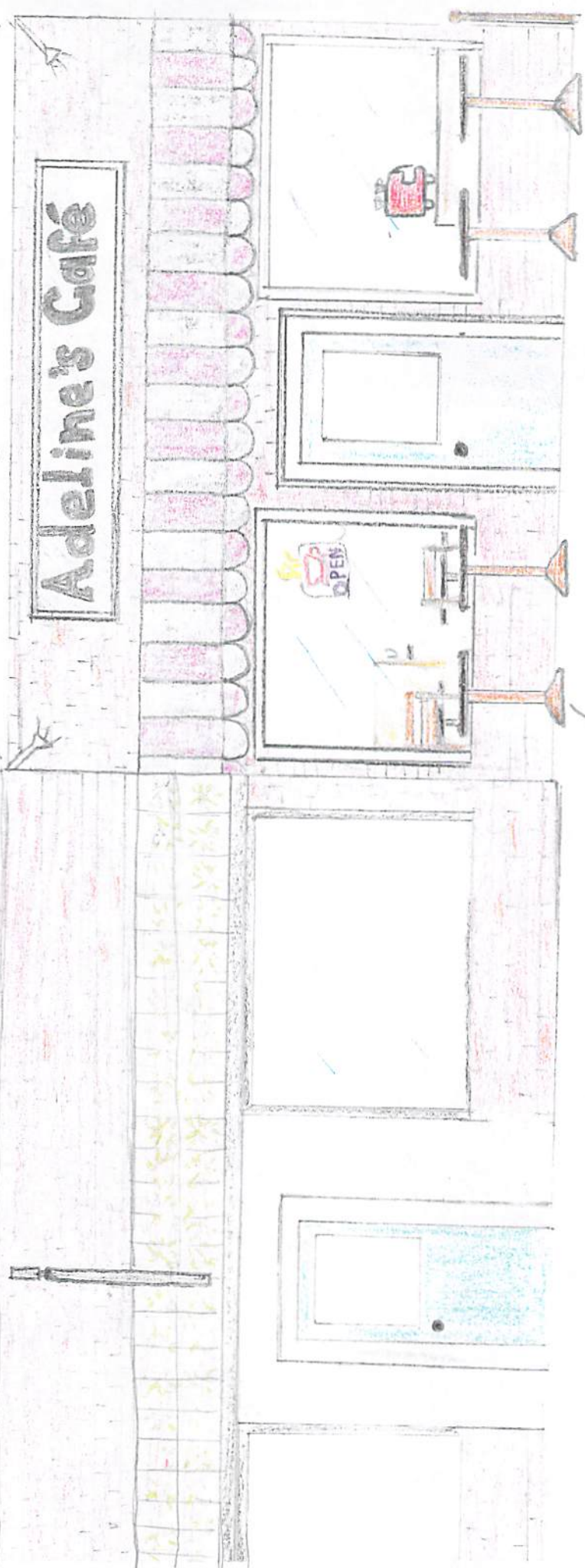
Lottery Credits Claimed: 0
Lottery Credit Application Date:

CURRENT STRUCTURE

PROPOSED STRUCTURE

Lighted Front

Adeline's Cafe



5-6 FT Set Back for 4-2ft round tables

Fence Line

ADELINES COFFEE

BREAKFAST

Cinnamon rolls

Scones

Breakfast Pie

Breakfast Burrito

Quiche

Greek Yogurt with Fruit/Granola

LUNCH/SUPPER

Chilli

Soup

Bread

Greek Yogurt with Fruit Granola

DRINKS

Espresso

Cortadito's

Latte / Mocha /Cappuccino

Drip Coffee

Tea

Hot Chocolate

COLD DRINKS

Blended Drinks (Frappes, Frozen Lemonade, Frozen Strawberry Lemonade)

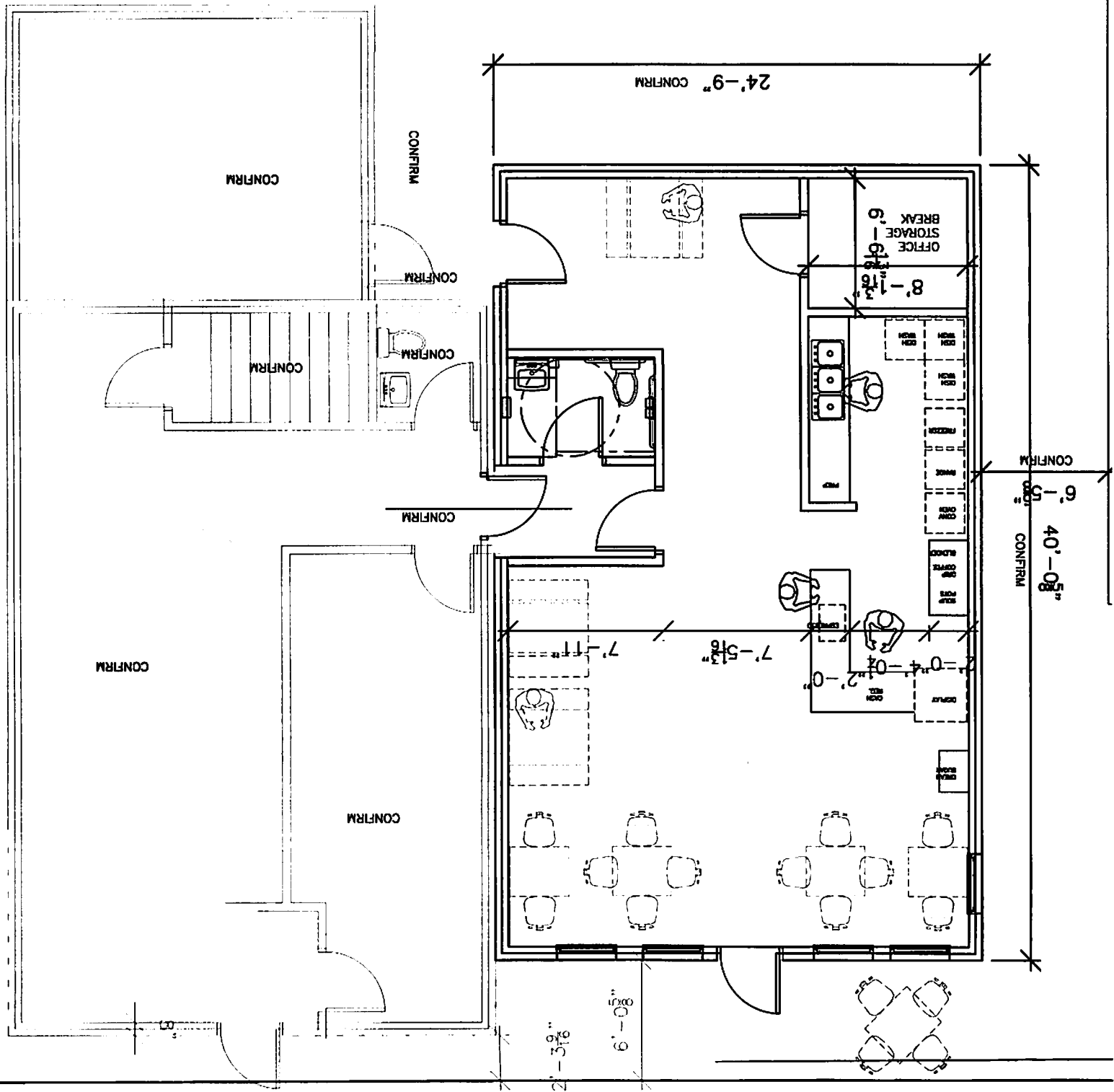
Iced Coffee

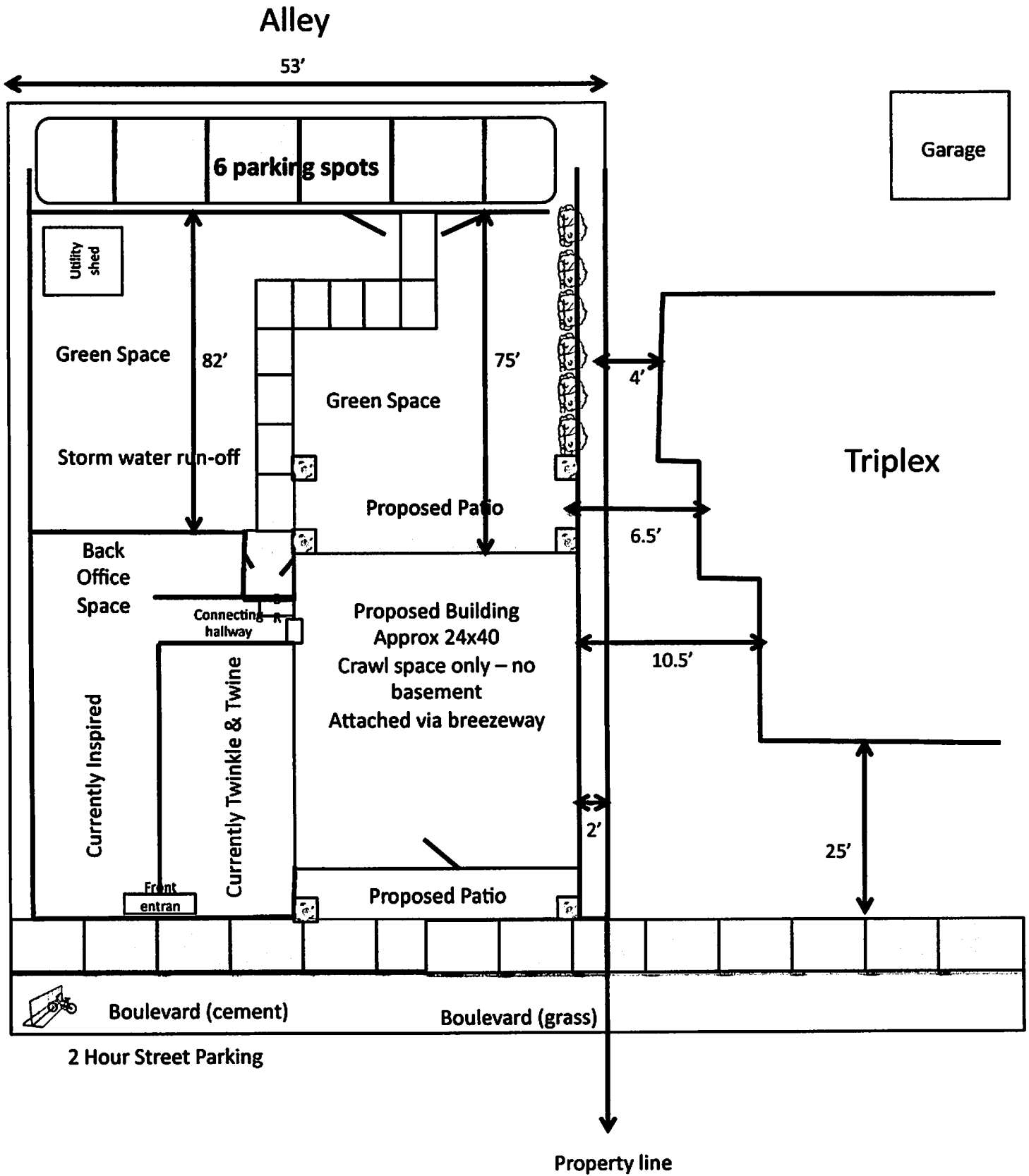
Smoothies (From Frozen Fruit)

Italian Sodas

Homemade Lemonade

*****This is our basic idea on menu, attempting to keep it simple. On Bread Baking we have ground our own wheat from wheat berries 13 + years and would like to have that as part of our Fresh Ground Coffee-Fresh Ground Wheat. We may make a few extra loaves per day and some dinner rolls to see if that would be a sales point as we go. Soup would be served with piece of bread or dinner roll that is made fresh daily from ground wheat. Sandwiches are a good possibility and we are working on developing an offering for sandwich menu.**



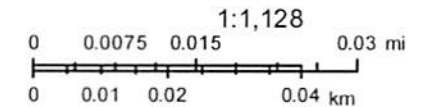


ArcGIS Online Web Map



November 4, 2016

- County Limits
- Federal & State Roads
- County & Town Roads
- Address Labels
- Address Points
- GPS Control Points Labels
- GPS Control Points
- Romportl PLSS Corner ID Labels
- PLSS Corners



La Crosse County, WI
La Crosse County