PETITION FOR CHANGE TO ZONING CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):	APR 04 2024 6
Panchajanya 2 Real Estate LLC.	City E
3380 Peace St, La Crosse, WI-45601	Clerk's
Owner of site (name and address):	Office
GUNDERSEN LUTHERAN ADMINISTRATIVE SERVICES INC	161/18
ATTN: A/P MS NCA1	
Address of subject premises:	
2111, 2109 South Ave, La crosse, WI-54601	
Tax Parcel No.: 17-50280-120	
Legal Description (must be a recordable legal description; see Requirements):	
Part of the SE 1/4 of the NW 1/4 of Section 8, Township 15 North of Range 7 West,	City of La Crosse, La Crosse
County, Wisconsin, described as follows. Commencing at the West quarter corner of	
36" East 1,944.84 feet to the Easterly right-of-way of South Avenue and the point of	
West along said Easterly right-of-way 204.21 feet (recorded as 217.1 feet); Thence	East 38.85 feet (recorded as 20.2
Zoning District Classification: M2- Haw Inoustra	
Proposed Zoning Classification: C1 - Local Bosness	
Is the property located in a floodway/floodplain zoning district?	Yes X No
Is the property/structure listed on the local register of historic places?	Yes X No
Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?	X Yes No
Is the Rezoning consistent with the policies of the Comprehensive Plan?	X_Yes No
Property is Presently Used For:	
The property is currently vacant and unused for past several years.	
Property is Proposed to be Used For:	
The proposed use of the property includes a ethnic grocery store and new housing u	units to be build over the existing
structure.	
Proposed Rezoning is Necessary Because (Detailed Answer):	
The current heavy Industrial zoning doesn't allow for proposed future use.	
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfa Answer):	3
The Proposed rezoning to commercial will allow for the vacant premise to be used to	provide a grocery store in a
neighborhood currently considered as a food desert.	

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 enable us to use the property towards economic improvement, increased housing and diverse community goals and potentially to remove an area from being a food desert. These goals for proposed use are in line with comprehensive Plan goals.

	property was purchased by me/us of the common of the property was purchased by me/us of the common o	
and that I have read and un	e owner or authorized agent of the owner (includerstand the content of this petition and that the to are true and correct to the best of my knowledge.	e above statements and
	Jan Jary	MO
	(signature)	
	608 - 775 - ZZ19 (telephone)	$\frac{4}{\text{(date)}} \frac{1}{2} \frac{1}{2}$
	SWrathga @ gundersen (email)	health org

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

AFFIDAVIT

STATE	OF M	ISCONSIN)	
COUNT	ry of [almsse)	
states:	The un	dersigned, Scott Rathgaber, MD , being duly sworr	1
	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 a 2109 South Ave, La crosse WI-54601	t
	3.	By signing this affidavit, the undersigned authorizes the application for a conditional use permittedistrict change or amendment (circle one) for said property. Property Owner	
	Milw Notary	bed and sworn to before me this	

Panchajanya2 Real Estate LLC

Board of Zoning

Planning and Development

1st Floor 400 La Crosse St La Crosse, WI 54601

RE: Application for change of zoning for parcel 17-50280-120

Dear Application Reviewer(s),

As we apply for the zoning request, I want to give you a little context around the request. Currently we operate "Priya's Spice Bazaar" an Indian grocery store out of Coulee Region Business Center. We have been operating the store at CRBC for the last 3 years and want to expand the store and offerings. We are working with Gundersen to acquire the parcel to expand into this location. Currently the parcel has been vacant for several years.

Currently the parcel is zoned heavy industrial. This zoning will not allow us to set up a grocery store. Also as we work on the renovation of the existing building we are looking to add residential units over the existing structure. To be able to convert the room to mixed use commercial property we are requesting the zoning to be converted to commercial C1 to be in line with future use.

As we get more into the planning phase we will work with the planning and development department with design reviews.

Sincerely

For

Panchajanya2 Real Estate LLC

Kalyana C Kolouju





Craig, Sondra

From:

Priyas SpiceBazaar <priyasspicebazaar@gmail.com>

Sent:

Tuesday, April 9, 2024 8:06 AM

To:

Craig, Sondra

Cc:

sales@priyasspicebazaar.com

Subject:

Re: Conditional Use Permit Application

You don't often get email from priyasspicebazaar@gmail.com, Learn why this is important

*** CAUTION: This email originated from an external sender. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. ***

Hello Sondra,

here is the full Legal Description I got from county records,

Part of the SE 1/4 of the NW 1/4 of Section 8, Township 15 North of Range 7 West, City of La Crosse, La Crosse County, Wisconsin, described as follows. Commencing at the West quarter corner of said Section 8; thence North 63 56' 36" East 1,944.84 feet to the Easterly right-of-way of South Avenue and the point of beginning: Thence North 48 23'00" West along said Easterly right-of-way 204.21 feet (recorded as 217.1 feet); Thence East 38.85 feet (recorded as 20.2 feet) to the westerly right-of-way of Burlington Northern Railroad Company; thence along said Westerly right-of-way on the arc of a 1,404.69 foot radius curve (recorded as the arc of 1,404.7 foot radius curve), concave Southwest, the chord of which bears South 66 58'00" East and measures 196.53 feet (recorded as 211.1 feet); thence South 48 47'00" West 89.13 feet to the point of beginning (recorded as 84.25 feet). Except lands convyed to the city of La Crosse for roadway in Volume 1195 of records, page 750, as Document No 1180287.

Subject to easement as set forth in Volume 1195 of Records, page 750, as Document No. 1180287.

Subject to easement for sanitary and storm sewers as set forth in Volume 685 of Records, page 141, as Document No. 938820.

Thanks

Kalyan.

On Fri, Apr 5, 2024 at 3:40 PM Craig, Sondra < craigs@cityoflacrosse.org > wrote:

Good afternoon,

A conditional use permit application was filed with the City Clerk's office on Thursday, April 4. I am reaching out because the legal description that was typed into the PDF form got cut short (see below). It looks like the last bit is missing – leaves off at "(recorded as 20.2".

11 00200 120

Legal Description (must be a recordable legal description; see Requirements):

Part of the SE 1/4 of the NW 1/4 of Section 8, Township 15 North of Range 7 West, City County, Wisconsin, described as follows. Commencing at the West quarter corner of said 36" East 1,944.84 feet to the Easterly right-of-way of South Avenue and the point of beging West along said Easterly right-of-way 204.21 feet (recorded as 217.1 feet); Thence East

Zoning District Classification: M1

I'm wondering if you have a digital version of the PDF that you could email to me so I can see the full legal description, or if you could type out the full legal description and email it to me, that would be perfect.

Thank you,

SONDRA CRAIG Deputy City Clerk

City Clerk's Office

City of La Crosse

400 La Crosse Street

La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

Visit the City Clerk webpage: https://www.cityoflacrosse.org/your-government/departments/city-clerk

City Clerk's Office hours: 8:00 a.m. to 4:30 p.m., Monday through Friday

Public Service hours 8:00 a.m. to 4:00 p.m. Monday through Thursday in the City Hall Lobby