

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Craig Redenbaugh

Owner of site (name and address):

Craig Redenbaugh
1506 Island Street
La Crosse, WI 54603

Address of subject premises:

410 Wood St, LaCrosse, WI 54603

Tax Parcel No.:

17-10214-111

Legal Description:

SEE ATTACHED

Zoning District Classification:

C2 - Commercial

Proposed Zoning Classification:

heavy industrial - m2

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:

Empty

Property is Proposed to be Used For:

Vehicle storage lot

Proposed Rezoning is Necessary Because (Detailed Answer):

The proposed use requires rezoning the property.

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

We are an existing business that is across the street from this lot and need it for continued growth.

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

We are a family owned & operated local small business that provides a needed service to the community which we have been doing for over 20 years.

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 17 day of July, 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.

Josh Redenbaugh
(signature)

(608) 304-1493 3/22/17
(telephone) (date)

Craigstowing@hotmail.com
(email)

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

Personally appeared before me this 22 day of March, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Alexis Wozney
Notary Public Alexis Wozney
My Commission Expires: 06/14/2020

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

Review was made on the 22nd day of March, 2017

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

Payment Amount: 450.00
5357 - CRAIGS TOWING & REPAIR
003566-0030 Crystal H 03/22/2017 03:44PM
General Billing - 147080 - 2017
CITY OF LA CROSSE, WI

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between J-Squared Properties, LLC, a Wisconsin Limited Liability Company

("Grantor," whether one or more), and Craig A. Redenbaugh and Susan A. Redenbaugh, husband and wife, as survivorship marital property

("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):

Lot 1 of Certified Survey Map filed in Volume 14 of Certified Survey Maps, on Page 75, as Document No. 1527385, being part of the NW 1/4 of the SE 1/4 of Section 29, T16N, R7W, City of La Crosse, La Crosse County, Wisconsin



1660381

LACROSSE COUNTY REGISTER OF DEEDS CHERYL A. MCBRIDE

RECORDED ON 07/23/2015 10:33AM REC FEE: 30.00 TRANSFER FEE: 375.00 EXEMPT #: PAGES: 1

Recording Area

Name and Return Address Craig & Susan Redenbaugh 1526 Wood St. La Crosse, WI 54603

17-10214-111

Parcel Identification Number (PIN)

This is not homestead property. (is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances; easements of record or observable; recorded building and use restrictions; general assessments levied or assessed on or after the date of this deed

Dated July 17, 2015

Signature lines with (SEAL) and handwritten name Cindy Gerke-Edwards, J-Squared Properties, LLC

AUTHENTICATION

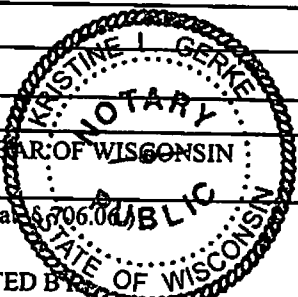
Signature(s)

authenticated on

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by Wis. Stat. § 706.04)

THIS INSTRUMENT DRAFTED BY Attorney Kristine L. Gerke/Gerke Law Office, LLC 1283 County Road PH, Onalaska, WI 54650



ACKNOWLEDGMENT

STATE OF Wisconsin) La Crosse COUNTY) ss.

Personally came before me on 7-17-15, the above-named Cindy Gerke-Edwards, J-Squared Properties, LLC

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Notary Public, State of Wisconsin, My commission (is permanent) (expires)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

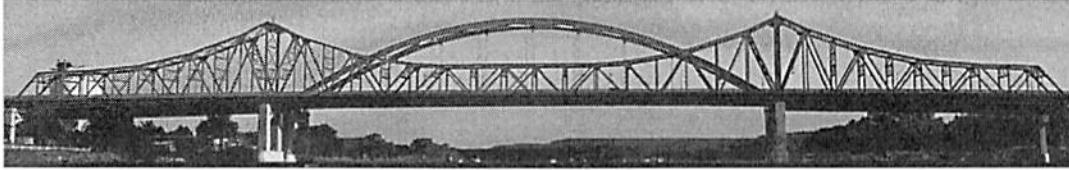
WARRANTY DEED

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FORM NO. 1-2003

*Type name below signatures.

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

410 WOOD ST LA CROSSE

[Print View](#)

Parcel: 17-10214-111 Internal ID: 64788
Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-10214-111
Internal ID: 64788
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.560
Township: 16
Range: 07
Section: 29
Qtr: NW-SE

Parcel
Taxes
Outstanding Taxes
Assessments
Deeds
Permits
History

Legal Description:

CERTIFIED SURVYE MAP NO. 75 VOL 14 LOT 1 DOC NO. 1527385

Property Addresses:

Street Address	City(Postal)
410 WOOD ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
CRAIG A REDENBAUGH	Owner	1526 WOOD ST	LA CROSSE	WI	54603
SUSAN A REDENBAUGH	Owner	1526 WOOD ST	LA CROSSE	WI	54603

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N
CDZ	Community Development Zone	N
0036	LA CROSSE TIF 16	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 2
2012 + VOTING WARDS	2012+ Ward 5
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	VACANT LOT

Lottery Tax Information

Lottery Credits Claimed: 0
Lottery Credit Application Date: