

ORDINANCE NO.: _____

AN AMENDED ORDINANCE to amend Subsection 15.02(B) of the Code of Ordinances of the City of La Crosse transferring certain property from the Residence District to the Local Business District allowing for a theatre and salon at 1353 Avon Street.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection (B) of Section 15.02 of the Code of Ordinances of the City of La Crosse is hereby amended by conditionally transferring certain property from the Residence District to the Local Business District on the Master Zoning Map, to-wit:

NORTHERN ADDITION LOT 22 BLOCK 6 LOT
17-10075-140

SECTION II: This rezoning is conditioned upon the following conditions precedent being completed within ninety (90) calendar days of publication of this ordinance.

- (1) That a restrictive covenant be placed on this property and recorded with the La Crosse County Register of Deeds providing that the property shall only be used for the following:
 - (a) Commercial uses of performing arts, hair salon and church;
 - (b) Residential use.

- (2) That the restrictive covenant also contains the following provisions:
 - (a). This deed restriction may not be amended or removed without a written document signed and approved by the City of La Crosse. The ability to enforce this deed restriction is granted to the City of La Crosse and any aggrieved neighboring property owner.
 - (b) This deed restriction shall run with the land and shall be binding and enforceable against the declarant, and any and all heirs, successors, agents and assigns.

- (3) That the applicant(s) shall make payment of all outstanding real estate taxes for the years 2010 through 2013 in the amount of \$32,633.66 plus any additional interest and penalty, outstanding personal property taxes for the years 2010 through 2013 in the amount of \$3,983.42 plus any additional interest and penalty, and any other debt owed to the City of La Crosse.

SECTION III: If these conditions are not met within ninety (90) calendar days then the rezoning shall not take effect and shall be null and void.

SECTION IV: This ordinance shall take effect and be in force from and after its passage and publication.

Timothy Kabat, Mayor

Teri Lehrke, City Clerk

Passed:

Approved:

Published: