PETITION FOR CHANGE TO CHAPTER 15, ZONING,
OF THE CODE OF ORDINANCES
OF THE CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):
John Givens
4355 Mariah Dr LaCrosse WI 54601

Owner of site (name and address):
John Givens
4355 Mariah Dr LaCrosse WI 54601

Address of subject premises:
3330 S. 26th St LaCrosse WI 54601

Tax Parcel No.: 17-50710-90

Legal Description: Andrews Subdivision Lot 9

DUPLICATE RECEIPT
~~405 CITY CLERK/LICENSES~~ 6842
~~TF404380105 001 130610~~
~~6/10/13 9:44AM PAID~~ 300.00

Zoning District Classification: P.L. - Parking Lot

Proposed Zoning Classification: ~~Local~~ C1 - Local Business

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? ___ Yes ___ No

Is the consistent with the policies of the Comprehensive Plan? ___ Yes ___ No

Property is Presently Used For:
Parking Lot

Property is Proposed to be Used For:
Recreational Beer garden / ~~t~~

Proposed Rezoning is Necessary Because (Detailed Answer):
In order to comply with beer garden ordinances a fence must be erected attached to existing business and surrounding parcel. Property will be combined w/ property south lot we already sits on.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
Rezoning property will allow us to further protect our property as well as those in the neighborhood. Property is currently zoned parking lot and rezoning it will allow us to further activities and events for the community that promote a stronger kinship of the citizenry.

Sec. 15.34 of Code of Ordinances, City of La Crosse
Rev. 1/10

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

Proposed parcel is ~~the~~ narrow and apart from a major road and would not support further business or residential growth other than our intended use.

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 20th ***day of*** Jan. 1982, _____.

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.

John H Givens
(signature)

608-788-0838 (telephone) 6/7/13 (date)

johngivens42@centurylink.net
(email)

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

Personally appeared before me this 7th day of June, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

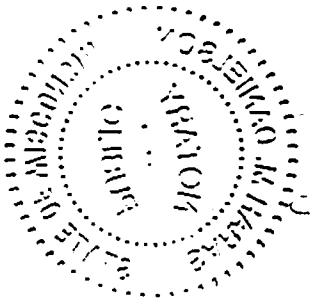
Sarah M. Dorn
Notary Public
My Commission Expires: 11/03/2013

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

Review was made on the 7th day of June, 2013

Signed: _____, **Director of Planning & Development**
On behalf of Larry Kirch.

Sec. 15.34 of Code of Ordinances, City of La Crosse
Rev. 1/10



To whom it may concern,

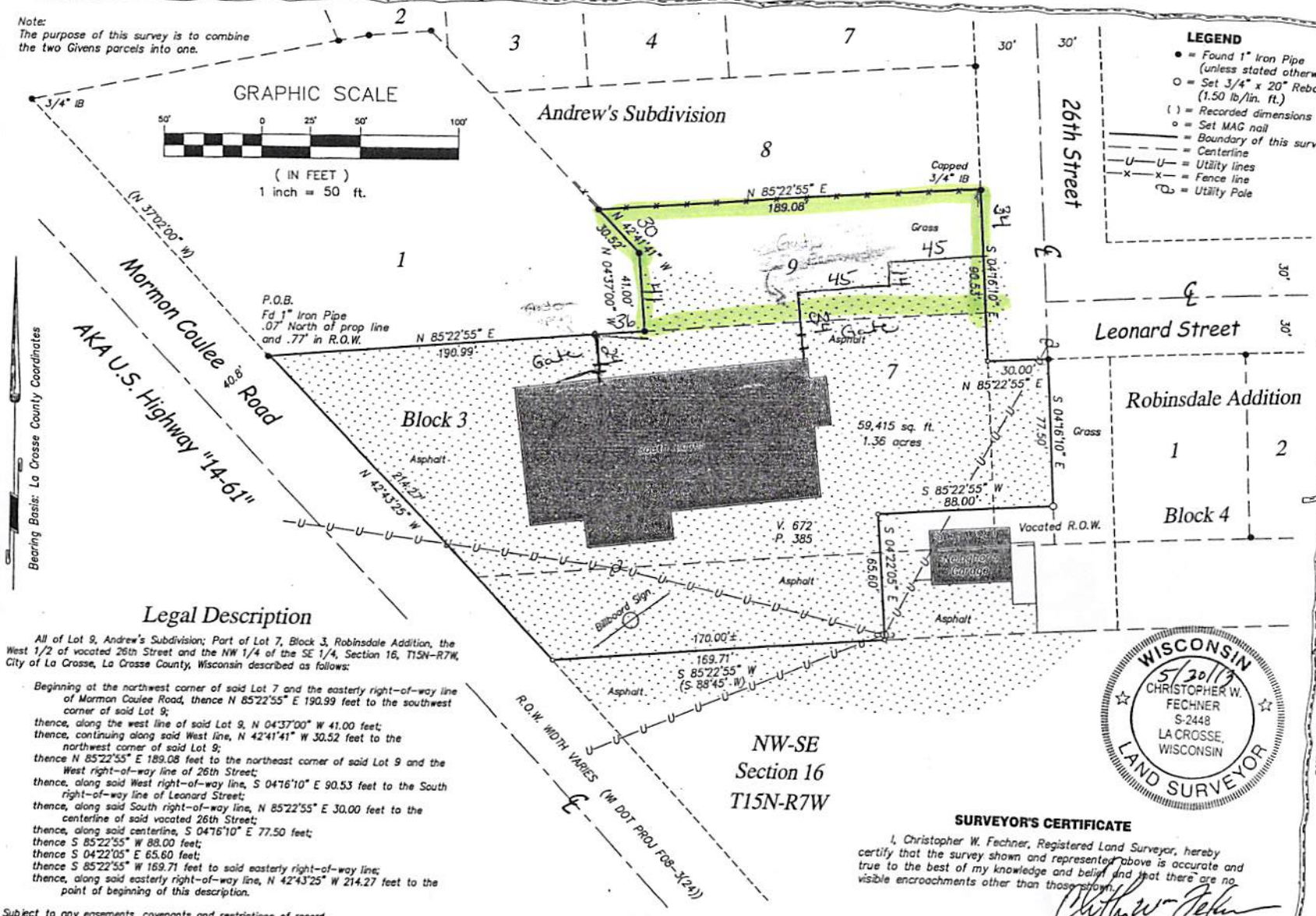
At present Given Enterprises, Inc. owns two adjacent properties. Lot 9 of the Andrews subdivision (3330 So. 26th Street, La Crosse WI 54601) parcel # 17-50710-90 is currently zoned P.L. - parking lot, while the other, in which South Lanes Bowling and Pizza occupies (4107 Mormon Coulee Road, La Crosse WI, 54601) parcel # 17-50181-110, is zoned C1-Local Business. We would like Lot 9 of the Andrews subdivision rezoned to C1-Local Business, making the combined parcels zoned the same in order to make use of the property as a beer garden. Combing the parcels would be beneficial for South Lanes as it would allow for the expansion of our business by providing outdoor summer activities and a venue for summertime birthday and/or corporate parties.

John Given
6/7/13

Proposed Fence Plan (~~Survey~~) Parking 90+ parking spaces

Lease - 164-3110
788-2018

Note:
The purpose of this survey is to combine the two Givens parcels into one.



Legal Description

All of Lot 9, Andrew's Subdivision; Part of Lot 7, Block 3, Robinsdale Addition, the West 1/2 of vacated 26th Street and the NW 1/4 of the SE 1/4, Section 16, T15N-R7W, City of La Crosse, La Crosse County, Wisconsin described as follows:

Beginning at the northwest corner of said Lot 7 and the easterly right-of-way line of Mormon Coulee Road, thence N 85°22'55" E 190.99 feet to the southwest corner of said Lot 9;
thence, along the west line of said Lot 9, N 04°37'00" W 41.00 feet;
thence, continuing along said West line, N 42°41'41" W 30.52 feet to the northwest corner of said Lot 9;
thence N 85°22'55" E 189.08 feet to the northeast corner of said Lot 9 and the West right-of-way line of 26th Street;
thence, along said West right-of-way line, S 04°16'10" E 90.53 feet to the South right-of-way line of Leonard Street;
thence, along said South right-of-way line, N 85°22'55" E 30.00 feet to the centerline of said vacated 26th Street;
thence, along said centerline, S 04°16'10" E 77.50 feet;
thence S 85°22'55" W 88.00 feet;
thence S 04°22'05" E 65.60 feet;
thence S 85°22'55" W 169.71 feet to said easterly right-of-way line;
thence, along said easterly right-of-way line, N 42°43'25" W 214.27 feet to the point of beginning of this description.

Subject to any easements, covenants and restrictions of record.

WISCONSIN
5/30/13
CHRISTOPHER W. FECHNER
S-2448
LA CROSSE, WISCONSIN
LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Registered Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no visible encroachments other than those shown.

Christopher W. Fechner RLS 2448

Coulee Region Land Surveyors
917 SOUTH 4TH STREET - P.O. BOX 1954
LA CROSSE, WISCONSIN 54601
PHONE (608) 784-1614 FAX (608) 784-1408
www.couleeregionlandsurveyors.com

SURVEY FOR
Givens Enterprises, Inc.

All of Lot 9, Andrew's Sub., part of Lot 7, Block 3, Robinsdale Addition, West 1/2 vacated 26th Street, NW-SE, Section 16, T15N-R7W
City of La Crosse, La Crosse County, WI
4107 Mormon Coulee Road

DRAWN BY: TS RC	DATE: 5-30-2013
REVISED BY:	DATE:
SCALE: 1" = 50'	FIELD CREW: RC TS
PROJECT NO.: S-6598	

SHEET 1 OF 1