

TND Enterprises, LLC dba Genzie's Gameday Pub, LLC

1101 St. Andrew St. La Crosse WI 54603 | 608-519-2898 | genzie@genziesgamedaypub.com

3/2/2020

City of La Crosse
Planning Commission
City Hall
La Crosse WI 54602

Dear City of La Crosse:

We are petitioning the city for a conditional use permit to tear down the house located at 612 Kane St. This is located next door to our existing business, Genzie's Gameday Pub. We would like to keep the detached workshop intact. We are also petitioning for a re-zoning to change the existing zoning from R-5 Multiple dwelling to Commercial and combine lot numbers with our existing business to be able to continue to grow in future plans which are not yet determined.

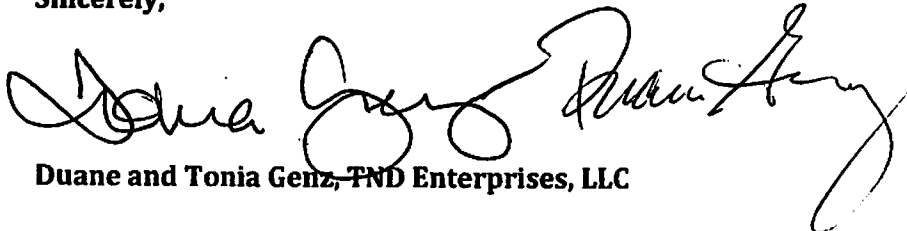
The property at 612 Kane St, La Crosse WI 54603 has been vacant for approximately 4 years with no maintenance done during this time. After an inspection to the property, it was found that it was uninhabitable and in a dilapidated state. Due to it being in the flood plain, improvements to the existing dwelling are not feasible. We continued with the plans to purchase to increase the lot size of our business to be able to adapt to our growing success at 1101 St. Andrew St. La Crosse WI 54603 (Genzie's Gameday Pub). Improvements will include a parking lot to be determined at a future date and by the outcome of this petition. This also will ease on street parking for the new additions to the neighborhood in the apartment structure recently opened.

At this time our plans involve tearing down the dangerous and unsightly structure and improve the existing workshop located at the back of the property (which is built up out of the flood plain). This workshop also has 220 amp service with meter and separate heat. Improvement plans include new garage doors and a new roof and better security measures.

By combining this lot with the property at 1101 St. Andrew St, it will improve the neighborhood in general and also increase value at Genzie's Gameday Pub. Which has dramatically improved in the 5 years we have owned and operated this business. Originally a low, functioning business that eventually went into foreclosure. It now operates successfully and profitably. Adding greatly to the neighborhood and North Side.

Please consider this petition as we believe it is vitally important to the continued prosperity of our business and will improve the look and value of our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Duane and Tonia Genz". The signature is fluid and cursive, with the names "Duane" and "Tonia" written in a larger, more prominent script, and "Genz" written in a smaller, more compact script. The signature is positioned above the printed name.

Duane and Tonia Genz, TND Enterprises, LLC