DUPLICATE RECEIPT

405 CITY CLERK/LICENSES 0873
LW205331865 001 130206
2/05/13 4:06PM PAID 300.00

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):
Michael J. Gazeley and Joan M. Gazeley
2627 King Street, La Crosse, WI 54601

Owner of site (name and address):
Michael J. Gazeley and Joan M. Gazeley
2627 King Street, La Crosse, WI 54601

Address of subject premises:
2712 Main Street, La Crosse, WI 54601 (Bluffside Tavern)

Tax Parcel No.: 17-20119-60

Legal Description: Lots 7 & 8 in Block 1 of Edwin B Magills Sunny-side Addition to the City of La Crosse, La Crosse County, Wisconsin.

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: 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 X No

Is the Rezoning consistent with the policies of the Comprehensive Plan? X Yes ~~X~~ No

Property is Presently Used For:
Bluffside Tavern with a vacant apartment in rear presently being used for storage

Property is Proposed to be Used For:
Existing tavern with improved and extended seating, handicapped accessible bathrooms in former apartment area, along with increased and improved parking lot

Proposed Rezoning is Necessary Because (Detailed Answer):
Since present use is a non-conforming use, the proposed remodeling requires a rezoning

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
The building has been used as a tavern since 1868. The proposed changes will allow the owners to provide better service to existing customers, and to improve the parking situation, without placing additional burden on the neighborhood. The proposed changes to the building will not affect the exterior size of the building

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

The building has been used as a tavern since long before zoning went into effect. The proposed changes merely conform the zoning to actual use. The existing business was there prior to the neighborhood.

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 29th day of January, 2013.

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.

Michael J. Stanley
(signature)

(608) 782-5447 (telephone)

1-29-13 (date)

(email)

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

Personally appeared before me this 25th day of January, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission ~~Expires~~: is permanent

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

Review was made on the 5th day of February, 2013.

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

Sec. 15.34 of Code of Ordinances, City of La Crosse
Rev. 2/12

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, MICHAEL J. GAZELEY, being duly sworn states:

1. That the undersigned is an adult resident of the City of LACROSSE, State of WISCONSIN.

2. That the undersigned is (one of the) legal owner(s) of the property located at 2712 MAIN LACROSSE WI.

3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Subscribed and sworn to before me
this 29 day of JAN., 2013

Notary Public
My Commission ~~expires~~ is Permt.

Sec. 15.34 of Code of Ordinances, City of La Crosse
Rev. 2/12

February 5, 2013

Michael J. Gazeley
2627 King Street
La Crosse, WI 54601
Phone: (608)782-5447

City of La Crosse

400 La Crosse St.
La Crosse, WI 54601

Dear Council and Committee Members,

The Bluffside Tavern has operated on the corner of 27th and Main Streets since 1868, before zoning regulations were in effect. The tavern was originally built to serve quarry workers in the Grandad Bluff area.

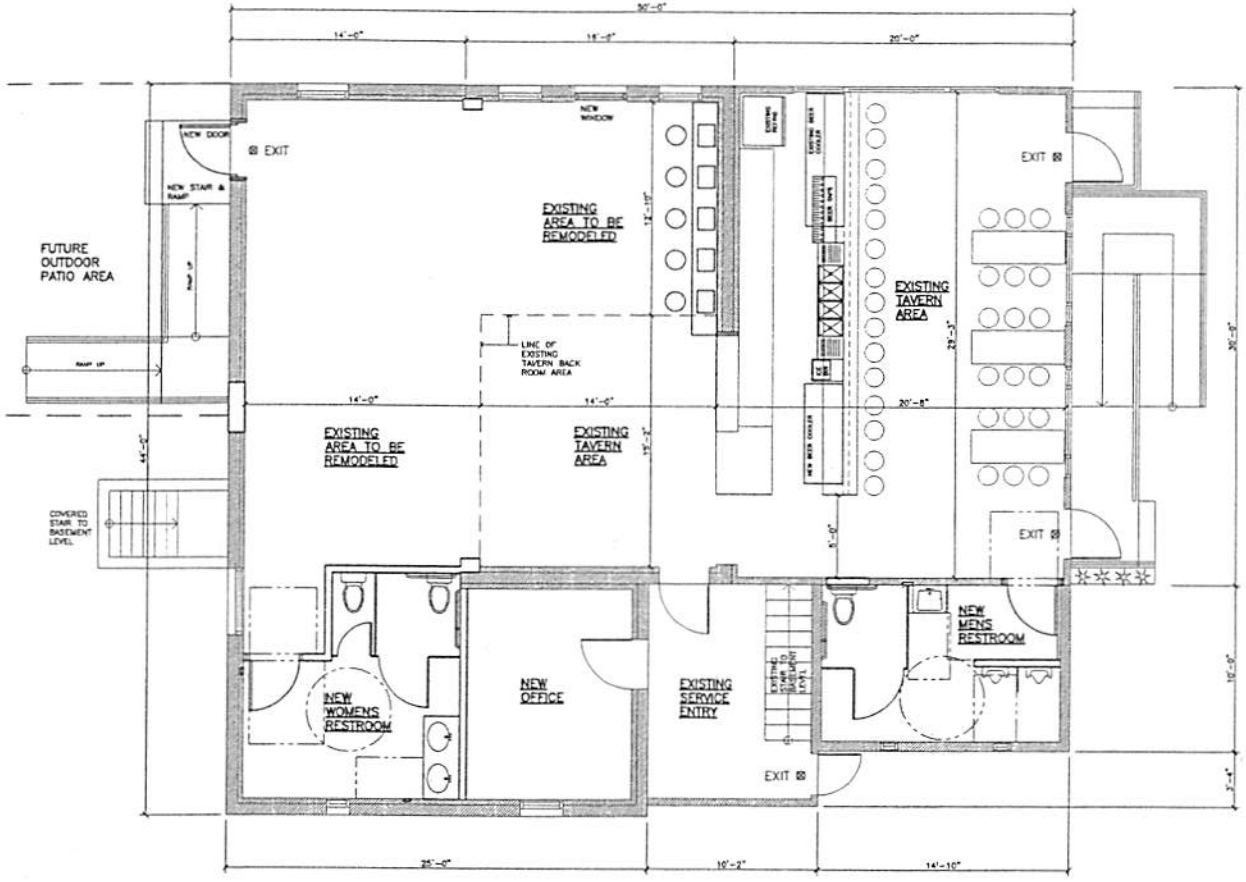
As times have changed, we realize that improvements are needed to the business in order to better serve our customers. We would like to construct new handicapped accessible restrooms, as well as improved seating. All of the construction would take place within the existing structure. At the same time, we would like to provide additional, improved parking to the premises.

In order to accomplish this, it is necessary to change the zoning of the property from R1 residential to C1 community business. We notified our neighbors of the proposed changes and made arrangements for a meeting on February 4, 2013 with any interested neighbors to discuss any objections, questions or concerns. We received no objections or concerns from the neighbors.

Our requested change in zoning will not have an adverse effect on the neighborhood. It merely conforms the zoning to the actual use of the premises. We hope that we can have your support with our proposed zoning amendments.

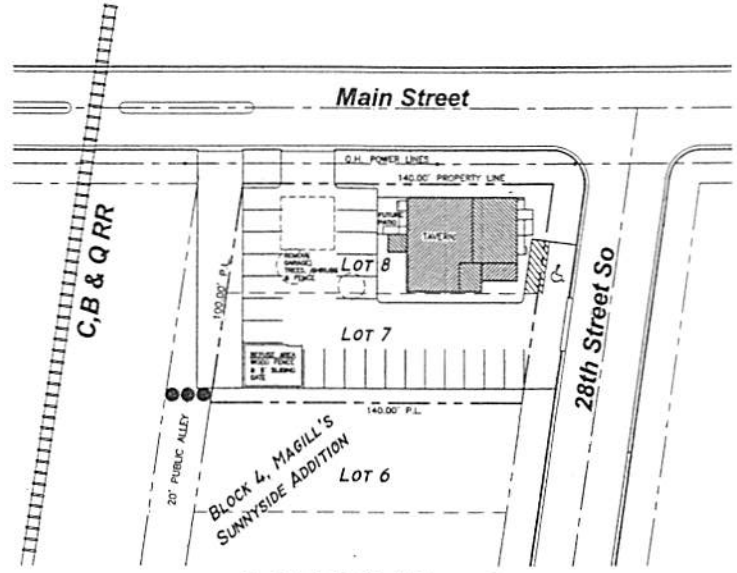
Sincerely,

Michael J. Gazeley, Owner
Bluffside Tavern



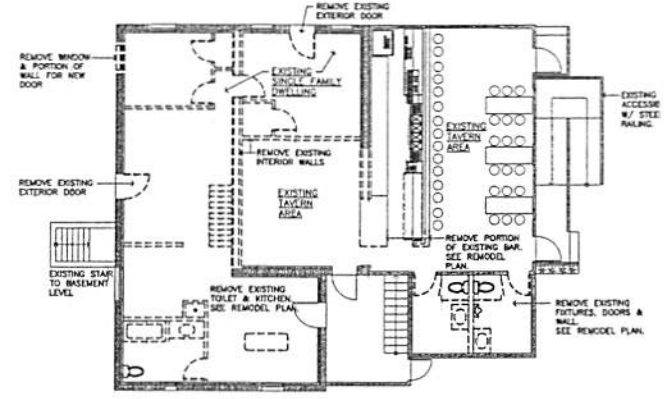
3 REMODEL PLAN

1/4" = 1'-0"



1 SITE PLAN

1" = 30'-0"



2 EXISTING FLOOR PLAN / REMOVAL PLAN

1/8" = 1'-0"

PROJECT INFORMATION

CAPACITY	99 PEOPLE
SF EXISTING TAVERN	856 SF
SF PROPOSED ADDITIONAL AREA	650 SF

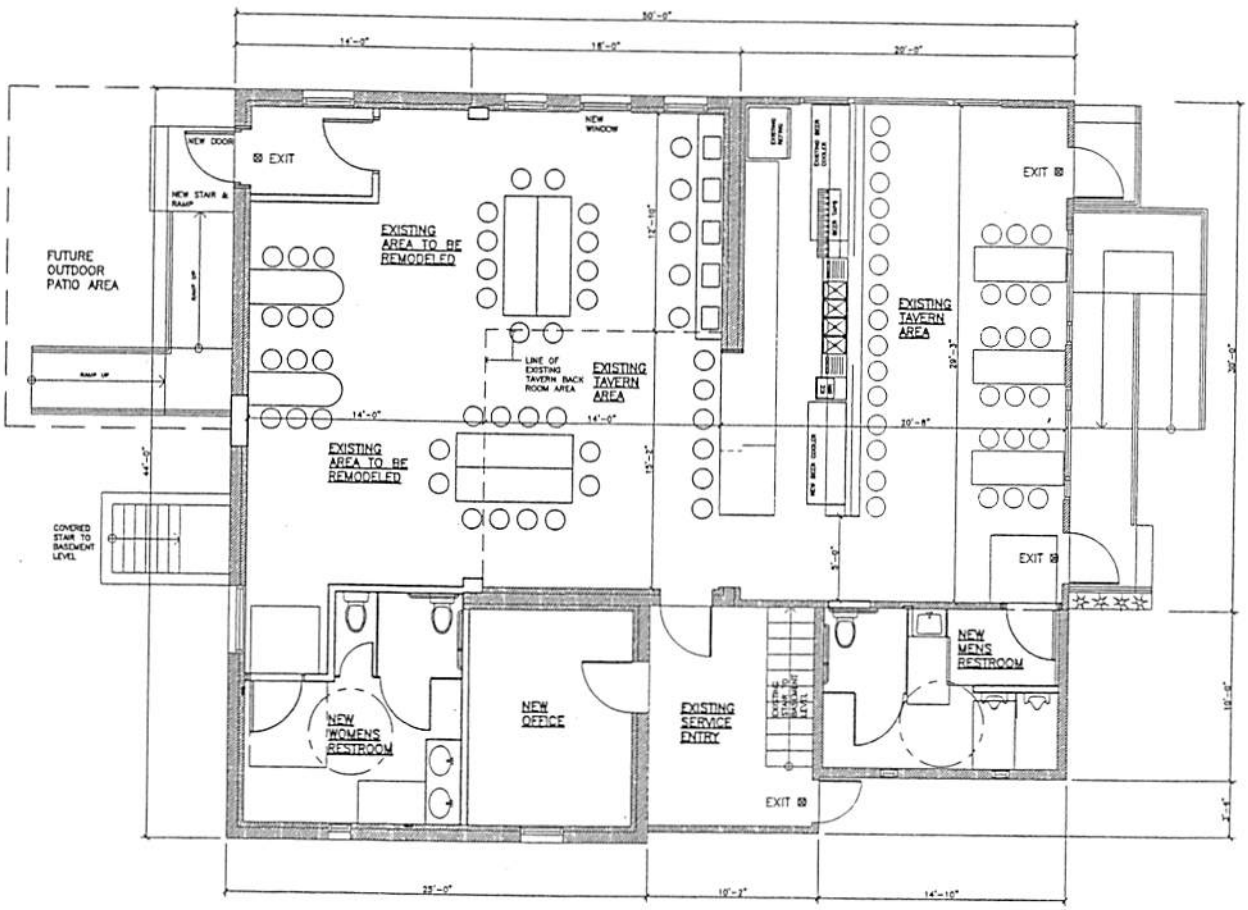
OFF STREET PARKING REQ'D	= 11 STALLS
EXISTING OFF STREET PARKING	= 15 STALLS
PROPOSED NEW OFF STREET PARKING	= 24 STALLS

BLUFFSIDE TAVERN
REMODELING
2712 MAIN STREET
LA CROSSE, WISCONSIN 54601

SITE PLAN, EXISTING/REMOVAL PLAN & REMODEL PLAN

JIM WEBB, PE
Engineering & Construction, LLC
1224 King Street
La Crosse, WI 54601
(608) 780-4672

This is a Reduced Copy of a Scaled Plan. Scale as indicated has been reduced approximately 46%.



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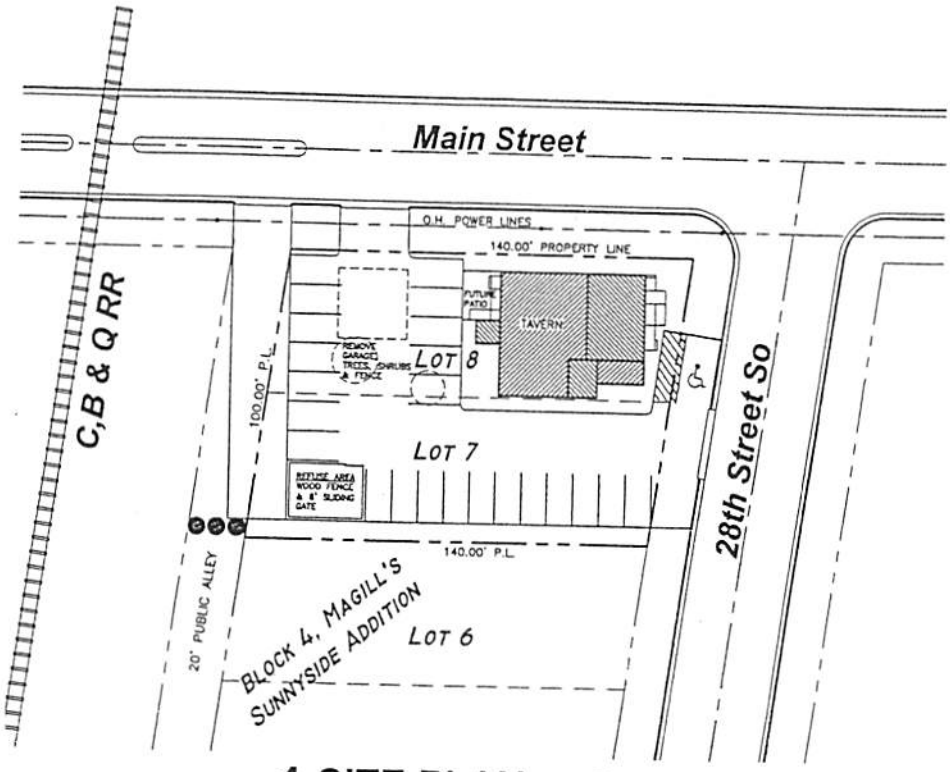
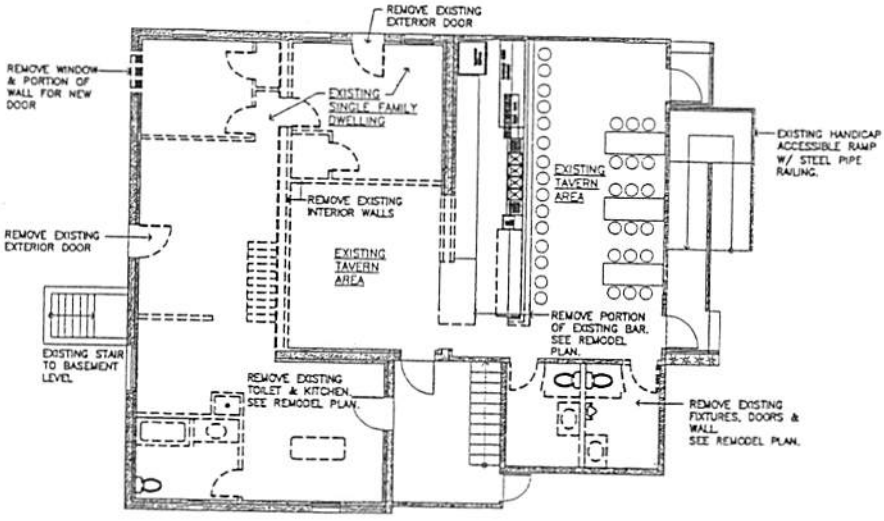


1 SITE PLAN

1" = 30'-0"

NORTH



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BLUFFSIDE TAVERN REMODELING 2712 MAIN STREET LA CROSSE, WISCONSIN 54601	JIM WEBB, PE *Engineering & Construction, LLC* 1224 King Street La Crosse, WI 54601 (608) 780-4672	DRAWN JAW CHECKED DATE FEB 2, 2012 SCALE AS NOTED SHEET
SITE PLAN, EXISTING/REMOVAL PLAN & REMODEL PLAN		A1