

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

City Brewing Company, LLC - Robert Kegebein

925 South 3rd St

La Crosse, WI 54601

Owner of site (name and address):

CMKJ Mississippi, LLC & City Brewing Company, LLC - Robert Kegebein

925 South 3rd St

La Crosse, WI 54601

Address of subject premises:

325 & 327 Jackson St.; 1102, 1112, 1116, 1120, 1126, 1128, & 1130 4th St.; 1111 3rd St.

Tax Parcel No.: 17-30087-90, 17-30088-80, 17-30088-70, 17-30088-60, 17-30088-50, 17-30088-40, 17-30088-30,
17-30088-20

Legal Description: See rezone legal description

Zoning District Classification: See attached "Zoning District Classification"

M1 - Light Industrial
C1 - Local Business
R5 - Multiple Dwelling

Proposed Zoning Classification: M2 (Heavy Industrial)

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:

Residential, parking, and Brewery

Property is Proposed to be Used For:

Demolish existing dwellings for parking lot expansion. Perimeter security fencing with gated entrance(s). Landscaping & stormwater management in compliance with City Ordinance proposed.

Proposed Rezoning is Necessary Because (Detailed Answer):

Rezoning is proposed to have matching and consistent zoning throughout the City Brewing property.

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

Rezoning will allow for expansion of existing City Brewing use. This will not be detrimental to the neighborhood or public welfare.

AFFIDAVIT

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Robert Kegebein, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 325 & 327 Jackson St; 1102, 1112, 1116, 1120, 1126, 1128, & 1130 4th St.; 1111 3rd St.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



Property Owner

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public
My Commission expires _____

OWNER AUTHORIZATION LETTER

Date: 04/02/21

To: City of La Crosse, Office of the City Clerk
400 La Crosse Street
La Crosse, WI 54601

Re: City Brewing West Lot

I, Ross Sannes - CEO, authorize Robert Kegebein
(Owner) (Agent)

to submit a conditional use permit application for my property located at

325 & 327 Jackson St; 1112, 1116, 1120, 1126, 1128, & 1130 4th St



Signature of Owner

04/02/21

Date