

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):

JAMES E. KREMENSKI  
1915 MARKET LACROSSE

DUPLICATE RECEIPT

405 CITY CLERK/LICENSES  
PG205328702 001 130104  
1/04/13 2:31PM PAID

0069

300.00

Owner of site (name and address):

AUTO COLOR & SUPPLY INC.  
55 COPELAND AVE. LACROSSE

Address of subject premises:

2919 East Ave S

Tax Parcel No.:

17-50390-20

Legal Description:

Sec/Twn/Rng/Qt: 17-15-07 NE-NE  
Clason Commercial Plat  
LOT 2  
Lot 52: 150x190

Zoning District Classification:

C-2 Commercial

Proposed Zoning Classification:

M-1 Light 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 consistent with the policies of the Comprehensive Plan?

Yes No

Property is Presently Used For:

1 BUILDING CURRENTLY VACANT, WAS ORIGINALLY DESIGNED BUILT & USED  
AS A HEAVY DIESEL MACHINE SHOP AND AUTOMOTIVE PAINT PARTS  
STORE WITH EIGHT EMPLOYEES, RECENTLY WAS LEASED TO  
HOSTESS FOR A DISTRIBUTION CENTER TRUCK STORAGE AND RETAIL OUTLET!

2 Property is Proposed to be Used For:

LIGHT METAL FABRICATION SHOP WITH 4-8  
EMPLOYEES AS A NEW START UP BUSINESS.

3 Proposed Rezoning is Necessary Because (Detailed Answer):

(CURRENTLY ZONED C-2) M-1 LIGHT INDUSTRIAL  
NEED FOR PROPOSED NEW START UP BUSINESS.

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

BUILDING WAS DESIGNED AND BUILT FOR LIGHT INDUSTRIAL USE AND IS  
FULL METAL CONSTRUCTION, ALL METAL FABRICATION WILL BE PERFORMED  
INDOORS, WITH FULL FIRE AND ENVIRONMENTAL COMPLIANCE, THERE  
WILL BE NO FABRICATION OR METALS STORAGE OUTSIDE OF BUILDING WALLS,

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

3 NOT INFORMED ON CITY'S LONG RANGE PLANS FOR THIS ALREADY C-2 AND M-1 LIGHT INDUSTRIAL AREA OF THE CITY OF LACROSSE.

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 31st day of July 1987.

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.

Jamee Kremenski

(signature) JAMEE KREMENSKI

608 386 0620

(telephone)

1-4-13

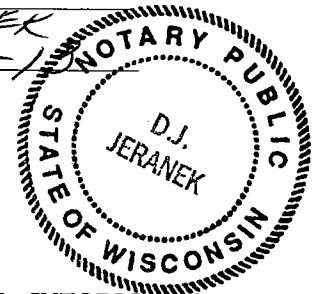
(date)

(email)

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

Personally appeared before me this 4th day of January, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

D.J. Jeranek
Notary Public D. J. JERANEK
My Commission Expires: 7-21-14



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

Review was made on the 4 day of January, 2013

Signed: S. APPA on behalf of Larry Kevch, Director of Planning & Development

EAST AVE S

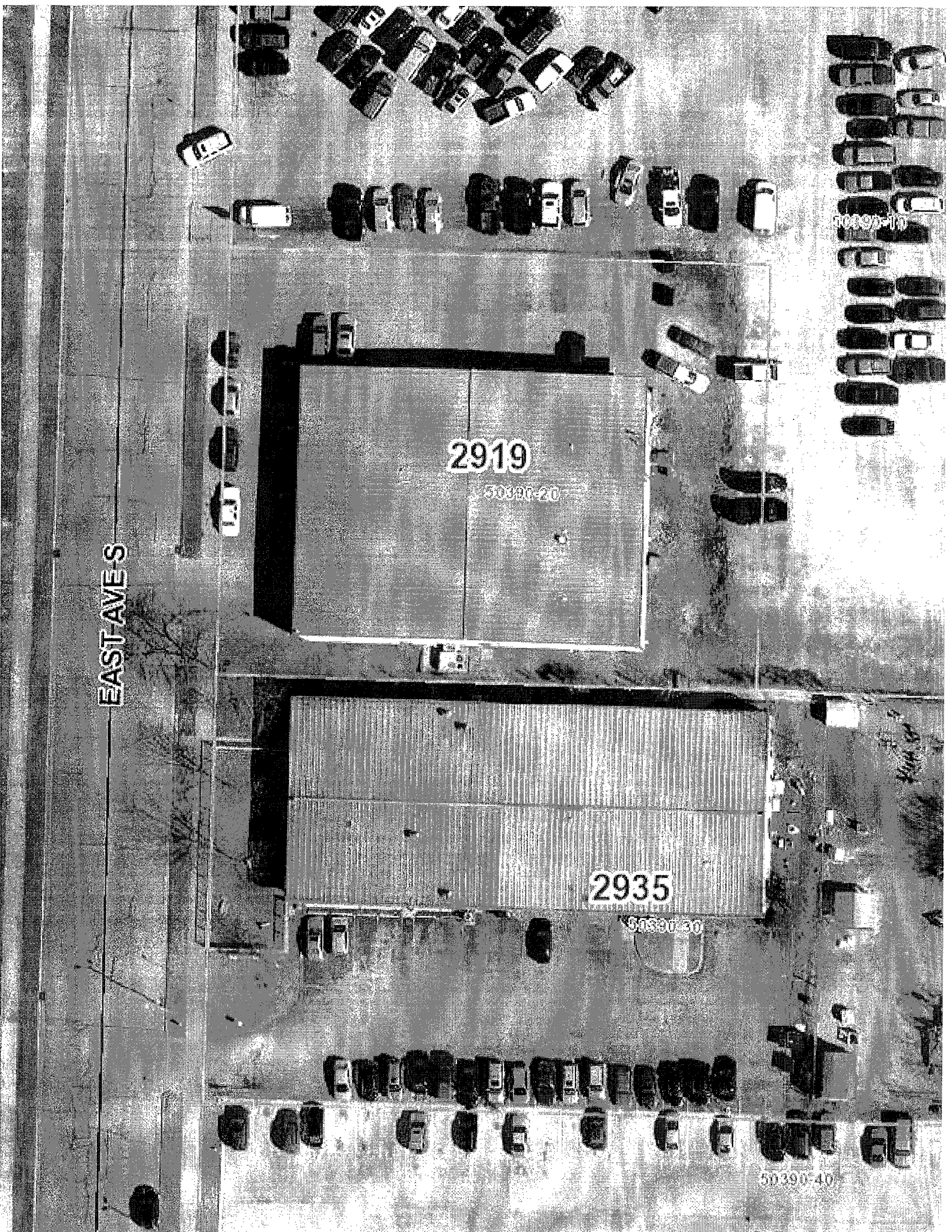
2919

50390-20

2935

50390-30

50390-40



**Run Date:** January 2, 2013

**2012 Property Record  
La Crosse County, WI  
City of La Crosse**

**Parcel ID:** 17-50390-20

**Deed Information:**

<u>Property Description:</u>	<u>Assessed Acreage:</u>	<u>Volume</u>	<u>Page</u>	<u>Document</u>	<u>Recorded</u>	<u>Type</u>
2919 EAST AVE S	0.654	582	759	863569	1976-11-11	WD PRIOR 9-1-81
**Multiple Addresses on file		799	609	998051	1987-07-31	Quit Claim Deed
Sec/Twn/Rng/Qtr: 17-15-07 NE-NE		799	610	998052	1987-07-31	Quit Claim Deed
CLASON COMMERCIAL PLAT		799	611	998053	1987-07-31	Warranty Deed
LOT 2						
LOT SZ: 150 X 190						

<u>Owner(s):</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>St</u>	<u>Zip</u>
AUTO COLOR & SUPPLY INC	Owner	55 COPELAND AVE	LA CROSSE	WI	546033402

**Districts:**

**Additional Parcel Information:**

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>	<u>Category</u>	<u>Description</u>
2849	La Crosse School	Y	Use	RETAIL
11	2012+ Supervisor District 11	N		
246027	2012 + Ward 27	N		
5	Book 5	N		
LPO1	LACROSSE POSTAL DISTRICT 54601	N		
16	2010-12 Supervisor District 16	N		
246016	2010 -12 Ward 16	N		

**Tax Information:**

**Tax Year:** 2012

General Tax: \$9,556.31	Total Woodlands: \$0.00	Total Due: \$9,497.40	Total Mill Rate: 0.028784072
Lottery Credit: \$0.00	First Dollar Credit: 80.08	Special Charges: \$21.17	
Total Assessed Value: \$332,000.00	Total Fair Market Value: \$336,700.00		

**Assessments:** Values are still subject to SS70.43 for corrections; or SS70.44 for omitted property; or SS70.47 for Certiorari appeals.

!!!!These values have not been finalized through the Local Board of Review Adjournment and are subject to change!!!!

<u>Class</u>	<u>Description</u>	<u>Acreage</u>	<u>Land</u>	<u>Improvement</u>	<u>Total</u>	<u>Last Modified</u>
G2	Commercial	0.654	\$114,000.00	\$218,000.00	\$332,000.00	2012-04-05

(for more detailed and complete information on any category, go to Land Records Information Website at <http://www.co.la-crosse.wi.us/LandRecordsPortal/Default.aspx>)