

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

RRJ Holdings, LLC
319 Main Street Suite 404
La Crosse WI 54601

Owner of site (name and address):

Gina Tyler
117 Lakeside Ln
Onalaska WI 54650

Address of subject premises:

83 Copeland Ave La Crosse WI

Tax Parcel No.:

17-20249-10

Legal Description:

Lots 1 and 2 in Block 4 of Bemel's Industrial
Addition to the City of La Crosse, La Crosse County, Wisconsin

Zoning District Classification:

M - Light Industrial

Proposed Zoning Classification:

C2 - Commercial

Is the property located in a floodway/floodplain zoning district?

Property - yes Yes No
Building - 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:

vacant - previously mercantile use for sale of
flooring products.

Property is Proposed to be Used For:

Brewery / tap room. Manufacturing of beer with
seated sampling room. Small live music.

Proposed Rezoning is Necessary Because (Detailed Answer):

Current Light Industrial does not allow proposed use.

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

City Planning Vision is to create a commercial presence along
the Hwy 53 corridor. Proposed use will contribute to
a vibrant community atmosphere.
Consistent with Future Land Use Plan.

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

City Planning Vision is to create a commercial presence along the Hwy 53 Corridor. Proposed use will contribute to a vibrant community. Consistent with Future Land Use Plan.

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 2nd day of August, 2010.

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.

x Genia Tyler
(signature)
608-397-1302 1/5/2018
(telephone) (date)
GINATYLER1@hotmail.com
(email)

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

Personally appeared before me this 5th day of January, 2018, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
My Commission Expires: 6/15/18

Payment Amount: 450.00

175564 - RRJ HOLDINGS LLC
004447-0087 Rachel H... 01/05/2018 02:35PM
General Billing - 153606 - 2018

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

Review was made on the 5th day of January, 2018.

Signed: [Signature] Senior Planner
Director of Planning & Development

AFFIDAVIT

STATE OF
COUNTY OF

)
) ss
)

The undersigned, Gina Tyler, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onulaska, State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at 83 Copeland Ave Calrosse
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Gina Tyler
Property Owner

Subscribed and sworn to before me this 5th day of January, 2018.

[Signature]
Notary Public

My Commission expires 6/15/18.



DOCUMENT NUMBER

WARRANTY DEED

1554832

LACROSSE COUNTY REGISTER OF DEEDS CHERYL A. MCBRIDE

RECORDED ON 08/03/2010 01:13PM REC FEE: 30.00 TRANSFER FEE: 1125.00 EXEMPT #: PAGES: 1

Charles Evans and Marilyn Evans.

conveys and warrants to Katgin Center, LLC.

Return to: Katgin Center, LLC 83 Copeland Ave La Crosse WI 54603

Tax Parcel No: 17-20249-010

the following described real estate in La Crosse County, State of Wisconsin:

Lots 1 and 2 in Block 4 of Bemel's Industrial Addition to the City of La Crosse, La Crosse County, Wisconsin.

This is not homestead property.

Exceptions to warranties: Easements, covenants, zoning and restrictions of record, though no republication is intended herein. General taxes for the year 2010.

Dated this 2nd day of August, 2010.

(SEAL) Charles Evans (SEAL)

(SEAL) Marilyn Evans (SEAL)

Marilyn Evans

AUTHENTICATION

Signature(s)

authenticated this day of 2010



TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by 708.06, Wisconsin Statutes

Drafted by James T. Gull - La Crosse, WI

ACKNOWLEDGEMENT

STATE OF WISCONSIN } LACROSSE COUNTY } SS

Personally came before me this 2nd day of August, 2010 the above named Charles Evans and Marilyn Evans

to me known to be the persons who executed the foregoing instrument and acknowledge the same

DAWN FAHERTY

Notary Public State of WISCONSIN

My commission expires: 4-6-2014

* Names of persons signing in any capacity should be typed or printed below their signatures