

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Matthew Ellenz
901 7th Street South
La Crosse, WI 54601

Owner of site (name and address):

Big Paw Enterprises, LLC
314 15th Street South
La Crosse, WI 54601

Address of subject premises:

901 7th Street South, La Crosse, Wisconsin

Tax Parcel No.: 17-30131-20

Legal Description: See attached Exhibit A.

Zoning District Classification: R-2

Proposed Zoning Classification: C-1 (local business)

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:

The building located at 710/712 Mississippi Street is a residential duplex. The building located at 901 7th Street South is a restaurant/tavern on the 1st floor and residential unit on the 2nd floor. There is a patio and parking area on the Property.

Payment Amount: 450.00

Property is Proposed to be Used For:

Same use. The restaurant/tavern is non-conforming. The owners of the property intend to expand the first floor of the restaurant/tavern to allow for a larger storage area and walk-in cooler as set forth in Exhibit B. See attached letter marked as Exhibit C.

Proposed Rezoning is Necessary Because (Detailed Answer):

The restaurant/tavern is non-conforming and an expansion is not allowed under current zoning. The change of zoning to C-1 (local business) will allow the owner to expand the building to allow for a larger storage area and walk-in cooler.

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

The restaurant/tavern has been in existence for over 30 years. The adjacent property owners have no objections to the rezoning.

The use of the Property will not change following the rezoning. The expansion will take place solely on the Property and will not have any effect on the aesthetic nature of the neighborhood.

CITY OF LA CROSSE, WI
General Billing - 149225 - 2017
003745-0068 Mark Pad... 06/05/2017 02:10PM
118269 - RUCKUS ENTER... LLC

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

The rezoning is consistent with the future land use map and policies of the comprehensive plan.

The building has been a restaurant/tavern for over 30 years. The use of the Property will remain the same following the rezoning.

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 June, 2017.

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.

Daniel G. Silenz ml/ (signature)

608-782-1627 6/2/2017 (telephone) (date)

dallenza2@centurytel.net (email)

STATE OF WISCONSIN)
COUNTY OF LA CROSSE) ss.

Personally appeared before me this 2nd day of June, 2017, 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: is permanent

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

Review was made on the 2nd day of June, 2017.

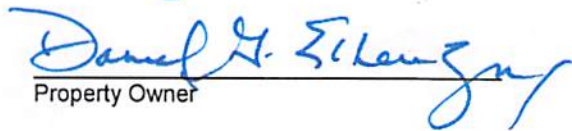
Signed: Dawn Khl Director of Planning & Development
on behalf of Jason Gilman

AFFIDAVIT


STATE OF WISCONSIN)
) ss
COUNTY OF LA CROSSE)

The undersigned, Daniel Ellenz, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 901 7th Street South, La Crosse, Wisconsin
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 2nd day of June, 2017.


Notary Public is permanent.
My Commission expires XXXXX.

901 7TH ST S LA CROSSE

Exhibit A

Parcel: 17-30131-20
 Internal ID: 32114
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.193
 Township: 15
 Range: 07
 Section: 05
 Qtr: NW-SW

Abbreviated Legal Description:

LORD & RODOLFS ADDITION LOT 108 BLOCK 15 LOT SZ: 60 X 140.33

Property Addresses:

Street Address	City(Postal)
901 7TH ST S	LA CROSSE
710 MISSISSIPPI ST	LA CROSSE
712 MISSISSIPPI ST	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
BIG PAW ENTERPRISES LLC	Owner	314 15TH ST S	LA CROSSE	WI	54601

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9	
2012 + VOTING WARDS	2012+ Ward 14	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	REST/TAV W/APTS	

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 7372

Billed To: BIG PAW ENTERPRISES LLC
 314 15TH ST S
 LA CROSSE WI 54601

Total Tax: 7741.33

Payments Sch.

1-31-2017	1935.31
3-31-2017	1935.34
5-31-2017	1015.34



Imagery ©2017 Google, Map data ©2017 Google 50 ft



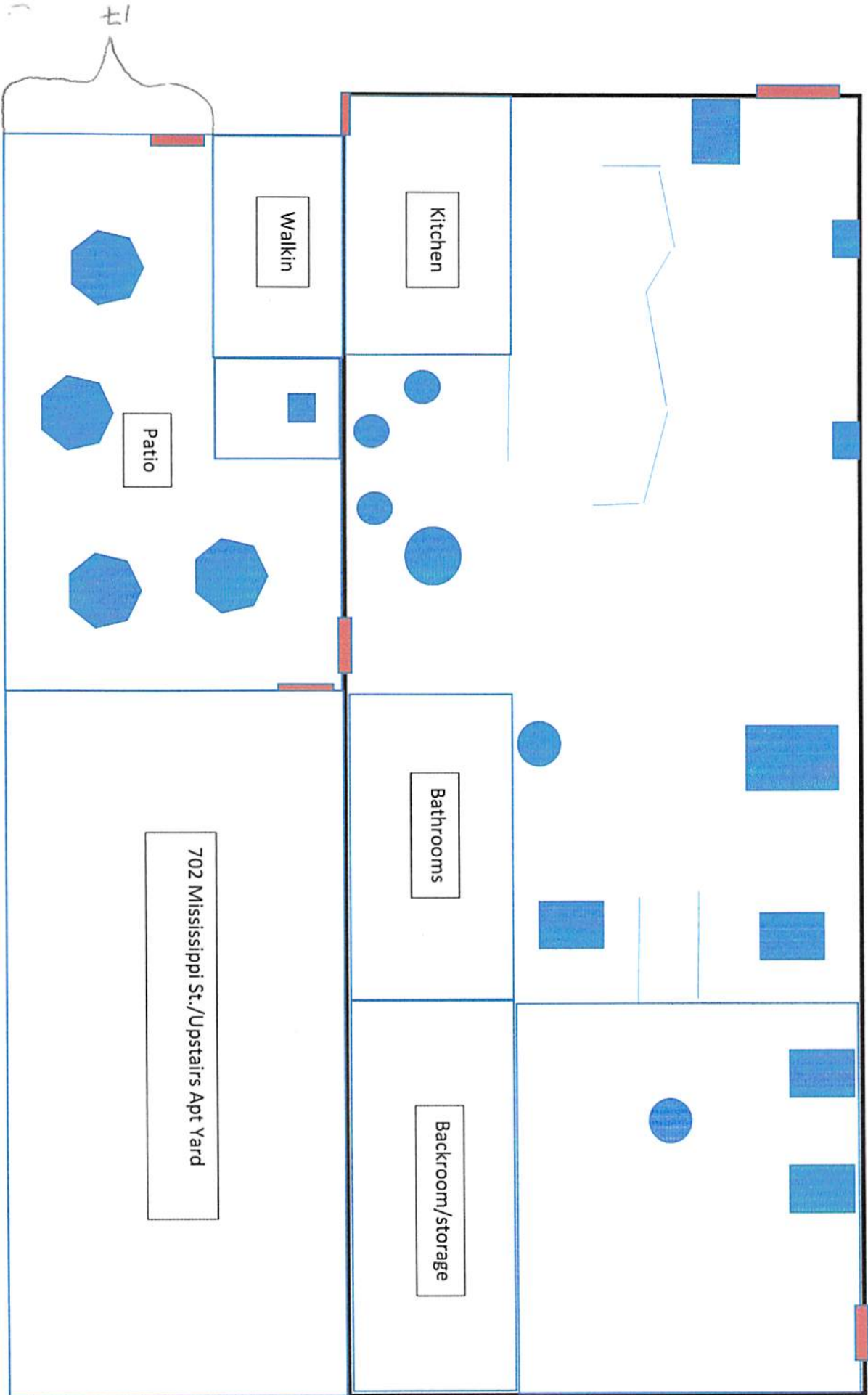
901 7th St S
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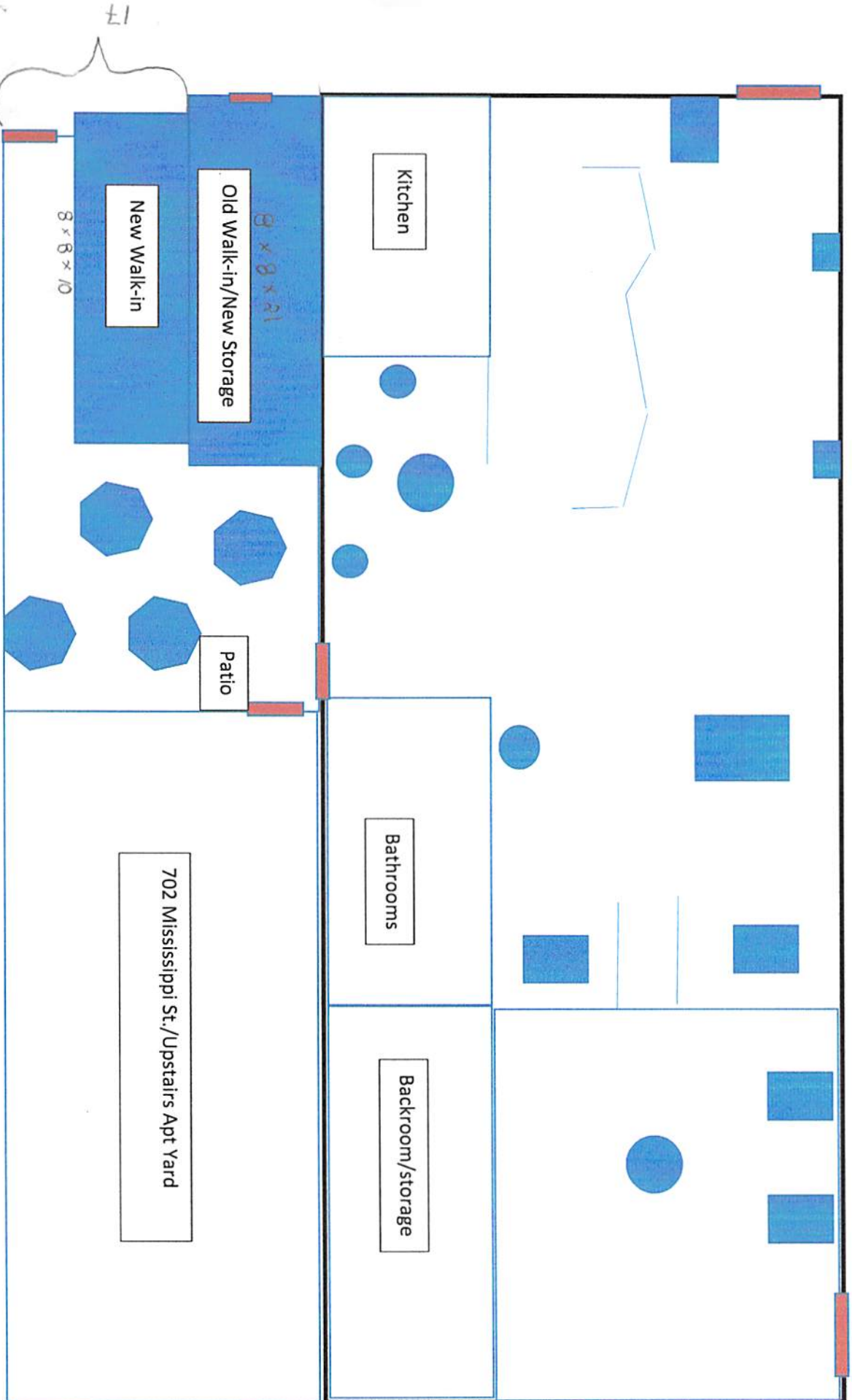


At this location

ATM (Mileage)
ATM · 901 7th St S







17

New Walk-in

Old Walk-in/New Storage

$8 \times 8 \times 10$

Kitchen

Bathrooms

Backroom/storage

Patio

702 Mississippi St./Upstairs Apt Yard

$8 \times 8 \times 10$

EXHIBIT C

Dear Council Members:

This letter is an addendum to the application to rezone 901 7th St. South, La Crosse, Wisconsin. I am the owner and operator of the Recovery Room Sports Pub & Grill located at the Property ("Property").

My parents own the Property at 710 & 712 Mississippi Street which is adjacent to 901 7th Street South. My parents purchased the properties in May 2013 and have spent over \$150,000 to remodel/renovate these buildings, including, but not limited to, tuck pointing all of exterior brick on both properties, replacing most (if not all) of the electrical, plumbing, exterior trim, soffit, fascia, fences, and windows, and remodeling all apartments in these buildings. I have spent over \$25,000 to update, repair, and remodel the interior and exterior of the Recovery Room building.

The remodeling of these properties has added value to the neighborhood. Since acquiring the above properties we have established a positive relationship with the La Crosse community, including the La Crosse Police and Fire Department (camera footage and a positive, clean, non-nuisance establishment), the Universities and High Schools, and the neighbors.

I am currently interested in installing a walk-in cooler and creating larger storage area at the Property. The proposed expansion will be in the back of the Recovery Room building and would consume several feet of the current patio space. As part of the expansion, I would like to move the eastside fence 6 feet towards Grandad's Bluff, maintaining 7 ft. variance from southern properties, and not conflicting with the 20-ft. variance of the eastern apartment property.

It is my understanding that the Property is zoned R-2[?] and there would need to be rezone of the Property to C-1 in order for me to expand as indicated above. Spies Construction will be handling the construction of the expansion/buildout of the Recovery Room.

This expansion will significantly improve my business that has been operating in the neighborhood for 30+ years. The additional space will upgrade our storage and create the possibilities for a larger selection of fresh, healthy, and delicious foods, allowing us to offer higher-end pub fare, and hopefully become a true food destination in the city. The increased capacity of the kitchen, with this addition, would hopefully allow the Recovery Room to hire two or three additional staff (most of who come from the neighborhood) and allow this business to continue prosper in this modern era, and in a neighborhood it has called home for over three decades.

Thank you in advance for your time.

Sincerely,

Matthew G Ellenz
Ruckus Entertainment LLC
Recovery Room Sports Pub & Grill
901 7th St. S La Crosse, WI 54601
(608)-782-8573