

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Rosetta J. Perez 1361 Lauderdale Place, Onalaska, WI 54650
Teresa Kerns 4162 Pfeffer Valley Rd., La Crescent, MN 55947

Owner of site (name and address):

Rosetta J. Perez
1361 Lauderdale Place, Onalaska, WI 54650

Address of subject premises:

2225 16th Street South, La Crosse, WI, 54601

Tax Parcel No.: 17-50013-100

Legal Description: EAST AVENUE ADDITION LOT 7 BLOCK 5

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: C2 - Commercial

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:

Commercial Restaurant

Property is Proposed to be Used For:

Commercial Restaurant

Proposed Rezoning is Necessary Because (Detailed Answer):

Rezoning will bring the parcel into a conforming use. The structure was originally built as a corner storefront.

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

Permits dating back to 1940 show the structure to be a grocery and confectionery. (see attached)

The property had been used as a restaurant for many years. Permits show the business to be called the "Busy Bee" in 1967. The business has been Rosie's Cafe since 1987.

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

The objective of this rezoning is to bring the parcel into a conforming use. Improvements for ADA accessibility are needed to coincide with the upcoming All Abilities Trane Park nearby. This small establishment provides a cohesive neighborhood family experience.

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 _____ day of _____.

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.

Jessica Kernst

(signature)

608-790-4528

(telephone)

5/3/19

(date)

kernst@acegroup.co

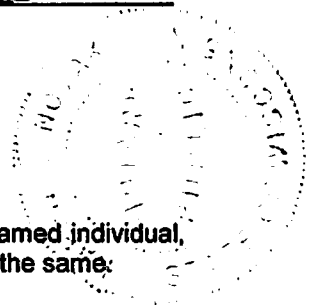
(email)

STATE OF WISCONSIN)

) ss.

COUNTY OF LA CROSSE)

Personally appeared before me this 3rd day of May, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Karen L. Novak Karen L. Novak

Notary Public

My Commission Expires: 01-22-2021

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

Review was made on the 3 day of May, 2019

Signed:

[Signature]
Director of Planning & Development

Proposed testimony will not be admitted to the City's Long Range Comprehensive Plan Goals
Director, Police and Police Bureau (Detailed Answer)
The objective of this testimony is to bring the public into a continuing use of the
resources and to provide the public with the information they need to make
informed decisions on the proposed project.

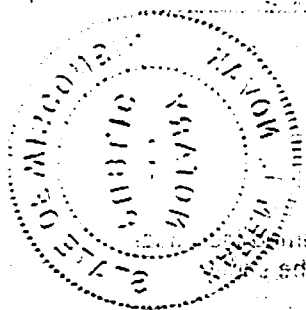
The undersigned deposes and states that he is the owner of the property involved in this
action and that said property was purchased by him on the _____ day of _____

I hereby certify that I am the owner or authorized agent of the owner (include individual if owner)
and that I have read and understand the content of this petition and that the above statements are
true and correct to the best of my knowledge and belief.

(Signature)

(Address)

(City)



STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

I depose and state that the above named _____ day of _____, 1968, the above named _____
to the person to be the person who executed the following instrument and advised that the _____

In my presence

Notary Public

BY THE DEPARTMENT OF PUBLIC WORKS, COUNTY OF LOS ANGELES, I HEREBY CERTIFY THAT THE ABOVE
STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Review was made on the _____ day of _____, 1968.

Notary Public

APPLICATION

For Permit to Install Oil Heating Equipment under Ordinance No. 921, City of La Crosse

— • —

To the Fire Marshal of the City of La Crosse:

The undersigned hereby applies for permission to install the following described oil burning equipment in the building and on the premises hereinafter described:

1. Name of oil heating burner Pioneer Oil Burner

2. Date of Certificate of Approval thereof June 30 - 1930.

3. Number of tanks and size in each to be installed underground outside building _____

None

4. Number of tanks and size of each to be installed within building _____

one - (1) 350 gallon

5. Description of furnace or heating plant in which installation is made, stating type of heating, brand, name of furnace or boiler, size of furnace or boiler and age thereof:

New - United States Corporation Co Hot Water Boiler - 1050 ft radiation.

6. Height and dimension of stacks or chimney:

12" x 12" - about 25 ft high

7. Attached hereto and presented herewith is a sketch showing location and lay-out of premises, heating plant and chimneys and proposed location and lay-out of oil heating burner, tanks, piping, venting, filler pipe and other auxiliaries.

8. Location of premises by Street Number 2225 South 16th St

9. Owner A. Wernecke - 2225 So 16th St (Wernecke's Eat Shop)

10. Size and type of construction of building: 2 - story frame Bldg - Grocery &

confectionery - 1st fl - flat - 2nd fl

11. Location in the building where installation is proposed:

Center of north side of basement

Dated this 12th day of August 1930

Al Braune
Authorized Agent Under Certificate of Approval.

(Note:—This application must be made out, executed and presented in duplicate. Sketch need not be presented in duplicate provided working copy is kept by applicant.)

**PERMISSION TO INSTALL OIL HEATING EQUIPMENT UNDER
ORDINANCE 921, CITY OF LA CROSSE**

Permission is hereby granted by the undersigned Fire Marshal to make installation of the oil heating burner and equipment described in the within application in accordance with the accompanying sketch in the premises in said application described.

Dated at La Crosse, Wisconsin, this _____ day of _____, 19____

F. C. MacGibbon

Fire Marshal of the City of La Crosse

Pioneer Oil Burner 40
A. Wernecke
2225 So. 16th. St.

OK

AFFIDAVIT

STATE OF
COUNTY OF

The undersigned, being duly sworn, deposes and says that the following is a true and correct copy of the original of the above and entitled instrument as the same appears in the records of the County Clerk of the County of _____ State of _____

1. That the undersigned is a duly qualified and acting _____ of the County of _____ State of _____

2. That the undersigned is (one of the legal owners) of the property located at _____

3. That the undersigned is (one of the legal owners) of the property located at _____

Property Owner



Subscribed and sworn to before me this _____ day of _____ 2011.

Notary Public

My Commission Expires _____



Parcel Information:

Parcel:	17-50013-100
Internal ID:	35862
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	0.124
Township: i	15
Range: i	07
Section: i	08
Qtr: i	NE-SE

Legal Description:

EAST AVENUE ADDITION LOT 7 BLOCK 5 LOT SZ: 44.08 X 122.17 567/715 621/192
666/188 677/69

Property Addresses:

Street Address
2225 16TH ST S
2227 16TH ST S

City(Postal)
LA CROSSE
LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
ROSETTA J PEREZ	Now Known As	2225 16TH ST S	LA CROSSE	WI	54601