

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Duane + Tonia Genz  
732 Avon St.  
LaCrosse WI 54603

Owner of site (name and address):

Duane + Tonia Genz  
732 Avon St.  
LaCrosse Wis 54603

Address of subject premises:

612 Kane St.  
LaCrosse WI 54603

Tax Parcel No.: 17-10071-90

Legal Description: MCCONNELL + WHITTLESEY'S ADDITION LOT 3 Block  
16 LOT SIZE 50x160

Zoning District Classification: R-5 Multiple Dwelling

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:

unoccupied residential

Property is Proposed to be Used For:

parking for our adjacent business. we propose to keep the unattached  
work shop which has heat, 220 amp electric with separate meter, and is raised out  
of the flood plain.

Proposed Rezoning is Necessary Because (Detailed Answer):

we would like to combine the two lots to create one large commercial lot.

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

It will create off street parking to ease on-street parking issues with  
adjacent multiple dwelling apartments

CITY OF LA CROSSE, WISCONSIN  
DEPARTMENT OF PUBLIC WORKS

AMOUNT OF DEMAND FOR PAYMENT

Over the past year (year and address):  
I have been a resident of the City of La Crosse, Wisconsin, and have received services from the City of La Crosse, Wisconsin.

My home address is: \_\_\_\_\_  
My telephone number is: \_\_\_\_\_  
My e-mail address is: \_\_\_\_\_

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Payment Amount: 900.00

165652 - GENZIE'S GAMEDAY PUB, LLC  
008190-0029 Dave Hamm:03/06/2020-04:06PM  
General Billing - 170866 - 2020  
CITY OF LA CROSSE, WI

I have been a resident of the City of La Crosse, Wisconsin, and have received services from the City of La Crosse, Wisconsin.

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

Removing the blighted home will improve the aesthetics of the area. Creating off street parking will alleviate current on street parking issues. It will also raise the value of our business thereby increasing other properties value.

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 5th day of March, \_\_\_\_\_.

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.

*Genzie Rainey*  
(signature)

608-519-2898  
(telephone)

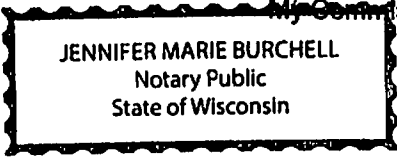
3-5-2020  
(date)

genzie@genziesgamedaypub.com  
(email)

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

Personally appeared before me this 5th day of March, 2020, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

*Jennifer Marie Burchell*  
Notary Public  
My Commission Expires: 8/31/21



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

Review was made on the 6th day of March, 2020.

Signed: *[Signature]*  
Director of Planning & Development

AFFIDAVIT

STATE OF

COUNTY OF

)  
) ss  
)

The undersigned, Duane & Tania Genz, 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 612 Kane St La Crosse
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Duane Genz  
 Property Owner

Subscribed and sworn to before me this 5<sup>th</sup> day of March, 2020

Jennifer Marie Burchell  
 Notary Public  
 My Commission expires 8/31/2020

