

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

River Bank

1232 Rose Street

La Crosse, WI 54603

Owner of site (name and address):

River Bank

1232 Rose Street

La Crosse, WI 54603

Address of subject premises:

1216 Rose Street

La Crosse, WI 54603

Tax Parcel No.: 17-10072-30

Legal Description: See attached

Zoning District Classification: R-5 Multiple dwelling

Proposed Zoning Classification: C-2 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:

The property is currently a vacant single family home.

Property is Proposed to be Used For:

A conditional use permit has been applied for to use the property as part parking lot and part green space. This parcel would be absorbed into the 1232 Rose St. property once the conditional use permit and zoning change were approved.

Proposed Rezoning is Necessary Because (Detailed Answer):

A zoning change is a requirement for the conditional use permit.

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

The subject property borders an existing commercial property (River Bank). Rezoning the property will allow the parcel to be absorbed into the existing commercial property. The block is already mixed use with commercial, multi-family and a single family home.

CITY OF LA CROSSE, WI
General Billing - 137361 - 2016
002801-0003 Paula G. 05/09/2016 03:34PM
1940 - RIVER BANK NORTH

Payment Amount: 450.00

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

The subject property is located in a mixed use area. The city is in the process of reviewing the long range plan so it is thought that this will fit in well with the plan goals.

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 ^{February} 19th day of 2016.

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.

Brian Spreuer
(signature)

(608) 784-8900 5/6/16
(telephone) (date)

brian.spreuer@riverbank.biz
(email)

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

Personally appeared before me this 6 day of May, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Kimberly K Shockey
Notary Public
My Commission Expires: February 10, 2020

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

Review was made on the 6 day of May, 2016.

Signed: [Signature]
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF La Crosse) ss

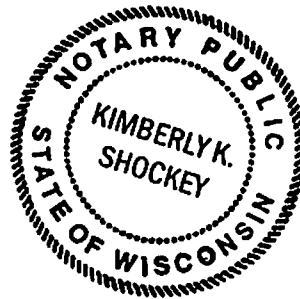
The undersigned, Brian Sprener - Vice President of River Bank, being duly sworn states:

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 1216 Rose Street.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Brian Sprener
Property Owner Vice President - River Bank

Subscribed and sworn to before me this 6th day of May, 2016.

Kimberly K Shockey
Notary Public
My Commission expires 2-10-20



Lot Four (4) in Block 2 of Northern Addition to North La Crosse, La Crosse County, Wisconsin.

EXCEPT: Fee title in and to the following tract of land in La Crosse County, Wisconsin, described as all that part of Lot 4 of Block 2 in the Northern Addition to the Village of North La Crosse, lying within the following described traverse; Commencing at the Northwest corner of Section 29, T16N, R7W, and the point of beginning: Thence N68°43'16" E, 508.76 feet; thence S80°55'50" W, 36.48 feet; thence S43°06'33" W, 33.20 feet; thence S01°01'50" W, 19.69 feet; thence S27°35'44" W, 6.60 feet; thence S01°01'50" W, 291.34 feet; thence N68°15'33" W, 437.85 feet to the point of beginning.

