

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

DEBORAH KINIKER
1221 Caledonia St.
LaCROSSE, WI. 54603

Owner of site (name and address):

SAME AS ABOVE

Address of subject premises:

1221 Caledonia St.
LaCROSSE, WI. 54603

Tax Parcel No.: 17-10072-50

Legal Description: SEE attachment.

Zoning District Classification: R1- Single Family

Proposed Zoning Classification: C1- 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 placès? 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 commercial with residential above.

Property is Proposed to be Used For:

Commercial below and residential above.

Proposed Rezoning is Necessary Because (Detailed Answer):

Can not have commercial business in R1-

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

Consistent with surrounding zoning.

CITY OF LA CROSSE, WI

General Billing - 137321 - 2016

002796-0024 Amber W. 05/06/2016 04:00PM

404785 - RINIKER, DEBORAH

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):

Consistant with surrounding buildings.

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.

Robert F. Linker
(signature)

608-386-5922
(telephone)

05/06/2016
(date)

Sweetcakes5922@gmail.com
(email)

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

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



Sondra Craig
Notary Public
My Commission Expires: 11/11/17

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

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

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

State Bar of Wisconsin Form 15 - 2003
ASSIGNMENT OF LAND CONTRACT

Document Number

Document Name

The undersigned ("Assignor," whether one or more), for a valuable consideration, assigns and conveys to Deborah F. Riniker

("Assignee," whether one or more) the interest identified below in a Land Contract dated April 29, 2009, executed by Edward D. Carr and Sandra R. Carr as Vendor to Stuff Enterprises, LLC d/b/a D Tees

as Purchaser on real estate in La Crosse County, Wisconsin ("Property"), together with (the indebtedness therein referred to and) all the interest of Assignor in the Land Contract and the Property, which Land Contract was recorded in the Office of the Register of Deeds of said County, in (Reel) (Vol.) _____ of Records, at (Images) (Pages) _____, as Document No. 1525009

The Property which is subject to this Assignment is described as:
The South one-half (S 1/2) of Lot 6, Block 2, of Northern Addition to the Village of North La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

Recording Area

Name and Return Address

Edward D. Carr
2315 Adams Street
La Crosse, WI 54601

17-10072-050

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Assignor warrants that: there is now owing and unpaid on said Land Contract the sum of \$ 49,696.10, and also interest at 5.000 % per annum from October 1, 2012; Assignor is the owner of the above-described interest in the Land Contract and has good right to assign the same; and the condition of the title of Assignor's interest is the same as at the time of recording the Land Contract.

CHOOSE ONE OF THE FOLLOWING TYPES OF ASSIGNMENT:

1. **ASSIGNMENT OF PURCHASER'S INTEREST [CHECK BOX AT LEFT IF APPLICABLE].**

By accepting and recording this Assignment, Assignee agrees:

[CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NEITHER IS CHOSEN, OPTION A SHALL APPLY]

A. Assignee assumes and agrees to pay the obligations secured by the Land Contract, to comply with all terms and conditions of the Land Contract, and to hold harmless and indemnify Assignor as to the performance of all obligations, terms and conditions of the Land Contract.

B. This Assignment is given for collateral purposes only, and Assignor agrees to continue to make all payments required on the Land Contract and to comply with all terms and conditions of the Land Contract. Assignor retains the right to occupancy of the Property. This Assignment is intended to have the same effect as a mortgage. In the event of a default on the part of Assignor on the obligations secured, Assignee's remedy shall be a foreclosure in accordance with Chapter 846 of the Wisconsin Statutes, for which purpose Assignee agrees to the provisions of Sections 846.01 and 846.103 of the Wisconsin Statutes, as applicable.

2. **ASSIGNMENT OF VENDOR'S INTEREST [CHECK BOX AT LEFT IF APPLICABLE]**

By accepting and recording this Assignment, Assignee agrees:

[CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NEITHER IS CHOSEN, OPTION A SHALL APPLY]

A. This is a complete assignment of Vendor's interest in the Land Contract. The Purchaser under the Land Contract is instructed to make all further payments to Assignee upon receipt of a copy of this instrument.

B. This assignment of the Vendor's interest in the Land Contract is for collateral purposes. Assignor shall be allowed to continue to receive the scheduled, periodic payment(s) on the Land Contract. Any extra or balloon payments shall be made payable to Assignor and Assignee. In the event of a default by Assignor on the obligations secured by this Assignment, Assignee has the right to receive all payments on the Land Contract upon notification to the Purchaser.

Dated November 15th, 2012

ASSIGNOR:

Dale H Woods
* Stuff Enterprises, LLC

Dale H Woods
* By: Dale H. Woods, Member

ASSIGNEE:

(SEAL) Deborah F. Riniker (SEAL)
* Deborah F. Riniker

(SEAL) _____ (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN

authenticated on _____

LA CROSSE COUNTY

} ss.

Personally came before me on November 9th, 2012,
the above-named Dale H. Woods and

Deborah F. Riniker

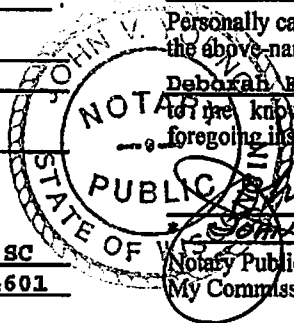
* TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

to be known to be the person(s) who executed the
foregoing instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Michael S. Moen/MOEN EHRHAM & KRONER SC
201 Main St-Ste 200, La Crosse, WI 54601



John V. Schmitt
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 7-31-2016)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
ASSIGNMENT OF LAND CONTRACT STATE BAR OF WISCONSIN FORM No. 15-2003

*Type name below signatures.

GUARANTY

For valuable consideration, the receipt and sufficiency of which is acknowledged, the undersigned Michael O'Reilly guarantys full, timely and proper performance of all obligations of Purchaser under the above Land Contract and Assignment.

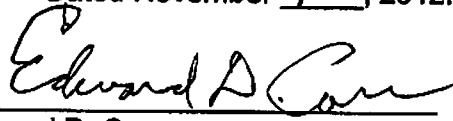
Dated November 9th, 2012.



Michael O'Reilly

CONSENT

The undersigned Edward D. Carr and Sandra R. Carr, as Vendors, do hereby consent to the foregoing Assignment of Land Contract by Stuff Enterprises, LLC to Deborah F. Riniker.

Dated November 9th, 2012.


Edward D. Carr


Sandra R. Carr

Dear Common Council Members,

May 6, 2016

Good day to you!

I am writing to you on behalf of the property I own and am in the process of selling, located at 1221 Caledonia St. LaCrosse, WI. 54603.

It is a mystery to all, but at some time in the past it was zoned Residential.

I ask the council to please rezone this property to commercial with residential above as is the zoning for adjacent buildings on the street.

I am very hopeful to have this error corrected as soon as possible, for without it I can not sell the building.

I thank you for your time and consideration with this matter.

Sincerely,

Deborah St. Riniker

And say to you!
I am writing to you in detail of the
property I am selling in the place
of selling located at 1021 Colorado St
Address: LA 50000
It is a property to all but at some
time in the past it was used for
I ask the owner to please ensure
this property is commercial with residential
above as is the zoning in adjacent
buildings on the street
I am very hopeful to have this case
settled as soon as possible for what
I can not sell the building
I thank you for your time and
consideration with this matter.
Sincerely,
[Signature]