PETITION FOR CHANGE TO ZONING CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address): City Brewing Company, LLC - Robert Kegebein	
925 South 3rd St La Crosse, WI 54601	
Owner of site (name and address): CMKJ Mississippi, LLC & City Brewing Company, LLC - Robert Kegebein 925 South 3rd St La Crosse, WI 54601	
Address of subject premises: 325 & 327 Jackson St.; 1102, 1112, 1116, 1120, 1126, 1128, & 1130 4th St.; 1111 3rd St.	
Tax Parcel No.: 17-30087-90, 17-30088-80, 17-30088-70, 17-30088-60, 17-30088-50, 17-30088-40, 17-30088-80, 17-30088-70, 17-30088-60, 17-30088-50, 17-30088-40, 17-30088-80, 17-30088-70, 17-30088-60, 17-30088-50, 17-30088-40, 17-30088-80, 17	-30,
Zoning District Classification: See attached "Zoning District Classification" C1-Local Busines R5-Multiple Dwell	al s ing
Proposed Zoning Classification:M2 (Heavy Industrial)	
Is the property located in a floodway/floodplain zoning district? Yes X No	
Is the property/structure listed on the local register of historic places? YesXNo	
Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? _X_YesNo	
Is the Rezoning consistent with the policies of the Comprehensive Plan? <u>x</u> Yes <u>No</u>	
Property is Presently Used For: Residential, parking, and Brewery	
Property is Proposed to be Used For: Demolish existing dwellings for parking lot expansion. Perimeter security fencing with gated entrance(s). Landscaping & stormwater management in compliance with City Ordinance proposed.	
Proposed Rezoning is Necessary Because (Detailed Answer): Rezoning is proposed tohave matching and consistent zoning throughout the City Brewing property.	
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer): Rezoning will allow for expansion of existing City Brewing use. This will not be detrimental to the neighborhood or public welfare.	

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 not consistent with the Comprehensive Plan's future use of 'commercial', but is fully				
consistent with City Brewing's industrial ca consistent with adjacent parcels: current in	impus and its current and intended future uses. It is also			
consistent with adjacent parcels current in	dustrial zoning designations.			
I hereby certify that I am the owner or a and that I have read and understand the	that I/we am/are the owner of the property involved in this was purchased by me/us on the 27 day of 20. uthorized agent of the owner (include affidavit signed by owner) econtent of this petition and that the above statements and and correct to the best of my knowledge and belief.			
	(signature)			
	608 · 785 · 4286 4-2 · 21 (date)			
	(telephone) telephone telephone telephone telephone irkegebeine citybrewery.com (email)			
STATE OF WISCONSIN COUNTY OF LA CROSSE))			
Personally appeared before me this day of, 20, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.				
	N. 5.15			
	Notary Public My Commission Expires:			
PETITIONER SHALL, <u>BEFORE FILING</u> , HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.				
Review was made on the	day of, 20			
Signed: Director of Plan	nning & Development			

AFFIDAVIT

STATE OF Wisconsin) ss COUNTY OF La Crosse)				
COUNTY OF La Crosse				
The undersigned, Robert Kegebein sworn states:	, being duly			
1. That the undersigned is of Onalaska,	an adult resident of the City State of \(\subseteq i \subseteq i \subseteq ot \subseteq i			
 That the undersigned is (one of the street of	he) legal owner(s) of the property located at 16, 1120, 1126, 1128, & 1130 4th St.; 1111 3rd St			
	3. By signing this affidavit, the undersigned authorizes the application for a conditional us permit/district change or amendment (circle one) for said property.			
	Property Owner			
Subscribed and sworn to before me this	_ day of, 20			
Notary Public My Commission expires				

OWNER AUTHORIZATION LETTER

Date:	04/02/21			
То:	City of La Crosse, Office of the City Clerk 400 La Crosse Street La Crosse, WI 54601			
Re:	City Brewing West Lot			
I, Ross Sannes - CEO authorize Robert Kegebein (Owner) (Agent)				
to submit a conditional use permit application for my property located at				
325 & 327 Jackson St; 1112, 1116, 1120, 1126, 1128, & 1130 4 th St				
Signatu	La Sans re of Owner	04/02/21 Date		
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