

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

185155

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address): For TND - Traditional Neighborhood District

STEVE SCHLICHT 1910 S. 31ST ST. LACROSSE WI.
54601

Owner of site (name and address):

STEVE SCHLICHT 1910 S. 31ST ST. LACROSSE, WI.
54601

Address of subject premises:

1002 S. 7TH ST., 624 JACKSON ST., 622 JACKSON
ST., 1618 JACKSON ST.

Tax Parcel No.: 17-30004-20

Legal Description: ATTACHED

Zoning District Classification: TRADITIONAL NEIGHBORHOOD DEVELOPMENT - SPECIFIC

Proposed Zoning Classification: SAME WITH A 4 CAR GARAGE TND - SPECIFIC

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: 4 TOWNHOUSES w/ PARKING LOT

Property is Proposed to be Used For:

4 UNIT TOWNHOUSE BUILDING WITH A 4 CAR
GARAGE AND 4 PARKING SPACES

Proposed Rezoning is Necessary Because (Detailed Answer):

EACH TOWNHOUSE OWNER WILL HAVE A GARAGE
SPACE FOR STORAGE OR 1 CAR

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

EVERY HOUSE ON THIS BLOCK HAS A GARAGE
IN THE ALLEY

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

A GARAGE WILL FIT IN WITH THE REST OF
THE NEIGHBORHOOD BECAUSE THERE ARE GARAGES ALL
THE WAY DOWN THE ALLEY

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 AUGUST, 2021.

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.



(signature)

608-780-3570
(telephone)

8-3-22
(date)

6087803570 @ CHARTER.NET
(email)

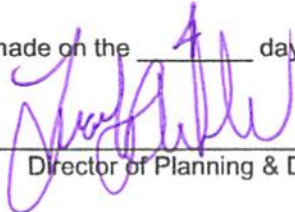
STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

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.

Notary Public
My Commission Expires: _____

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

Review was made on the 4 day of August, 2022

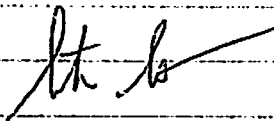
Signed: 
Director of Planning & Development

COVER LETTER

I, Steve SCHLICHT AM REQUESTING
A CHANGE FROM THE ORIGINAL PLAN
OF A 4-UNIT TOWNHOUSE WITH 6-REGULAR
PARKING SPOTS AND 1 HANDICAP SPOT TO
A 4 CAR GARAGE WITH 4 PARKING
SPOTS BEHIND THE GARAGE.

THE SQUARE FOOTAGE OF THE ORIGINAL
CONCRETE PARKING AREA + SIDEWALK IN
FRONT OF PARKING WAS 1474 SQ. FT.
THE NEW SQUARE FOOTAGE OF CONCRETE WILL
BE 1776 SQ. FT. WATER DISPLACEMENT
DIFFERENCE CAN BE STORED ON THE
SOUTH SIDE OF THE GARAGE, 302 SQ. FT.
DIFFERENCE.

THANKS,




AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Steve SCHLICHT, being duly sworn states:

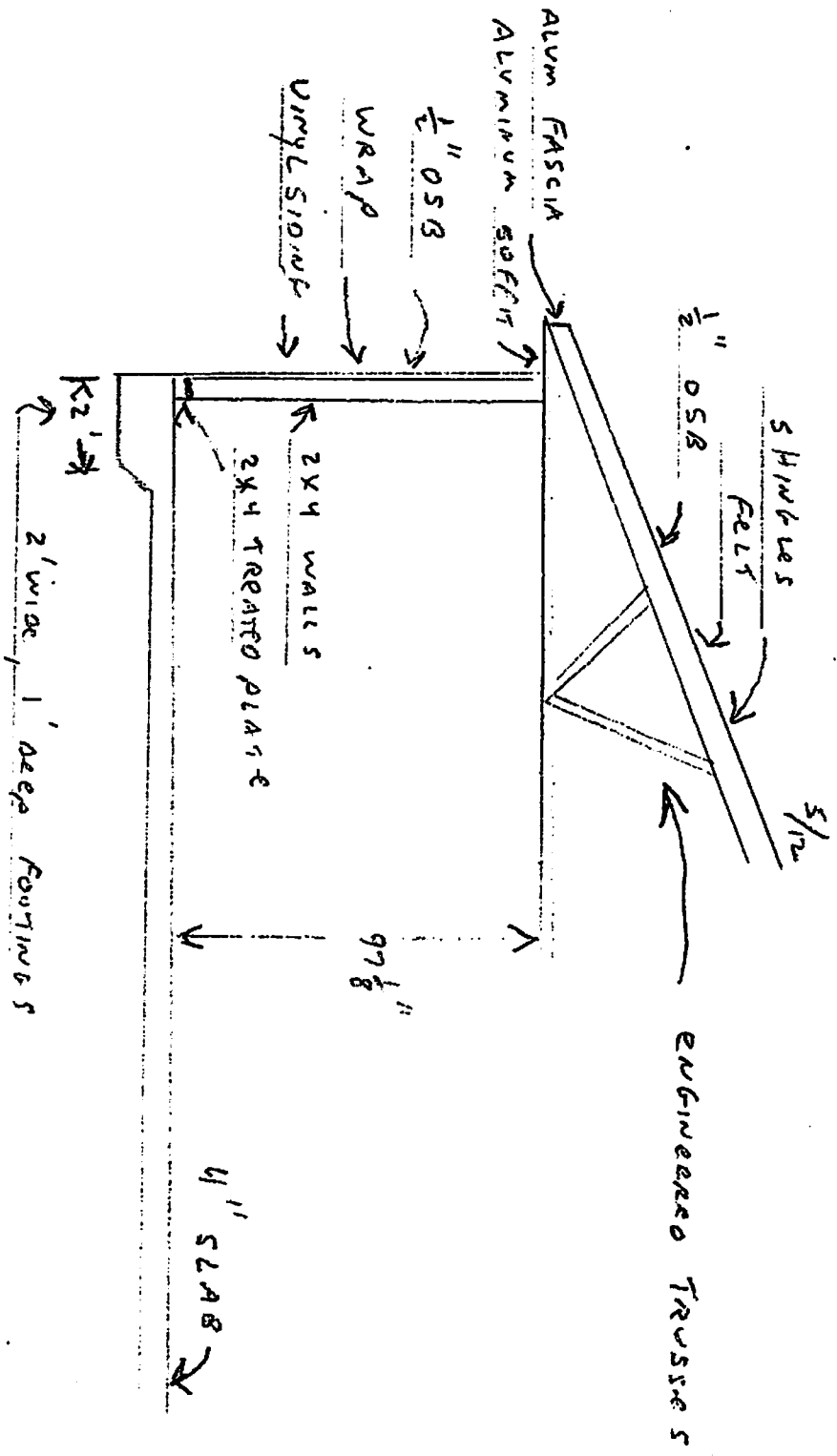
1. That the undersigned is an adult resident of the City of LA CROSSE, State of WISCONSIN.
2. That the undersigned is (one of the) legal owner(s) of the property located at 624 JACKSON ST.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

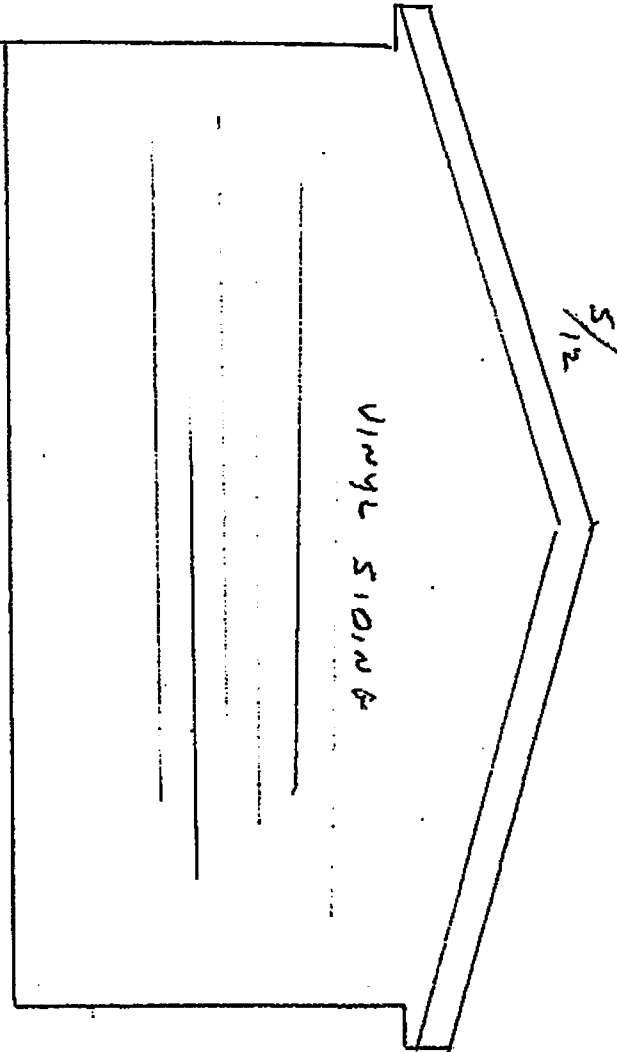


Property Owner

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public
My Commission expires _____.

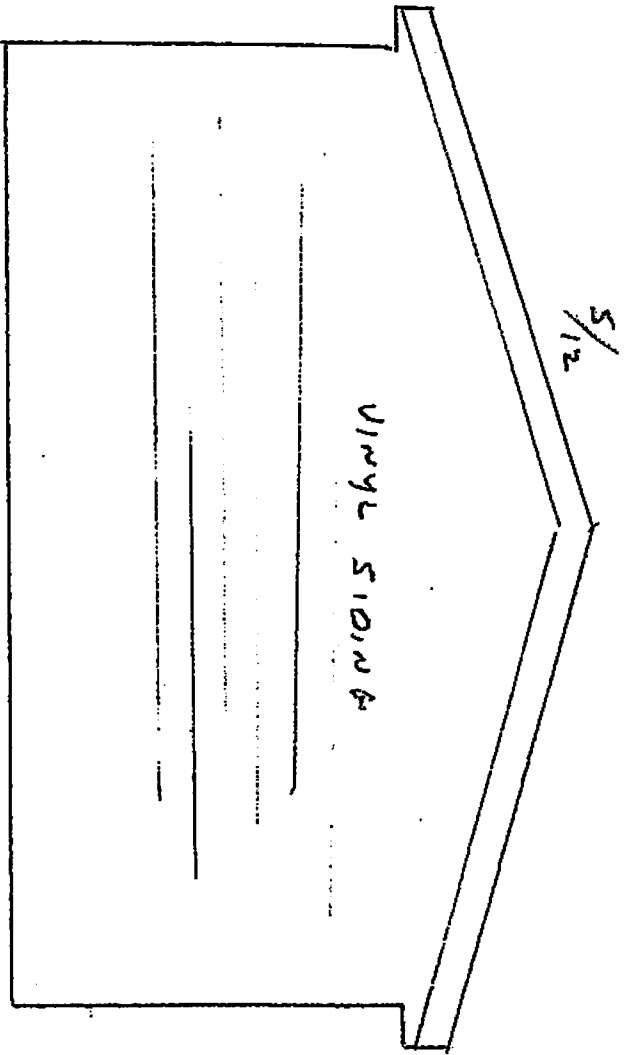




5/12

VINYL SIDING

SOUTH



WORTH

**State Bar of Wisconsin Form 2-2003
WARRANTY DEED**

Document Number

Document Name

THIS DEED, made between City of La Crosse, a Wisconsin municipal corporation

_____ ("Grantor," whether one or more),
and Steve Schlicht

_____ ("Grantee," whether one or more).
Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 25 and the West 40 feet of the North 1/2 of Lot 26, all in Block 3 of E.S. Smith's Addition, City of La Crosse, La Crosse County, Wisconsin, EXCEPT Parcel 10 of Transportation Project Plat No: 5120-03-22-4.02, Document No. 1722004, taken for right of way in Document No. 1726815.

This conveyance is subject to a certain Development Agreement, which is attached hereto and made a part of this deed. This transfer is exempt from the transfer fee pursuant to Section 77.25(2), Wis. Stats.

Recording Area

Name and Return Address
City Attorney
400 La Crosse Street
La Crosse WI 54601

17-30004-20

Parcel Identification Number (PIN)

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

Exceptions to warranties:

Dated August 18, 2021

CITY OF LA CROSSE

(SEAL)

Mitch Reynolds, Mayor

(SEAL)

(SEAL)

Nikki Elsen, City Clerk

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT DRAFTED BY:

Legal Department
400 La Crosse St., La Crosse WI 54601

ACKNOWLEDGMENT

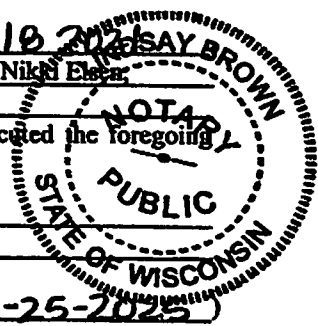
STATE OF WISCONSIN)
) ss.
LA CROSSE COUNTY)

Personally came before me on August 18, 2021
the above-named Mitch Reynolds Mayor and Nikki Elsen,
City Clerk.

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

Lindsay Brown
* Lindsay Brown

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 02-25-2025)

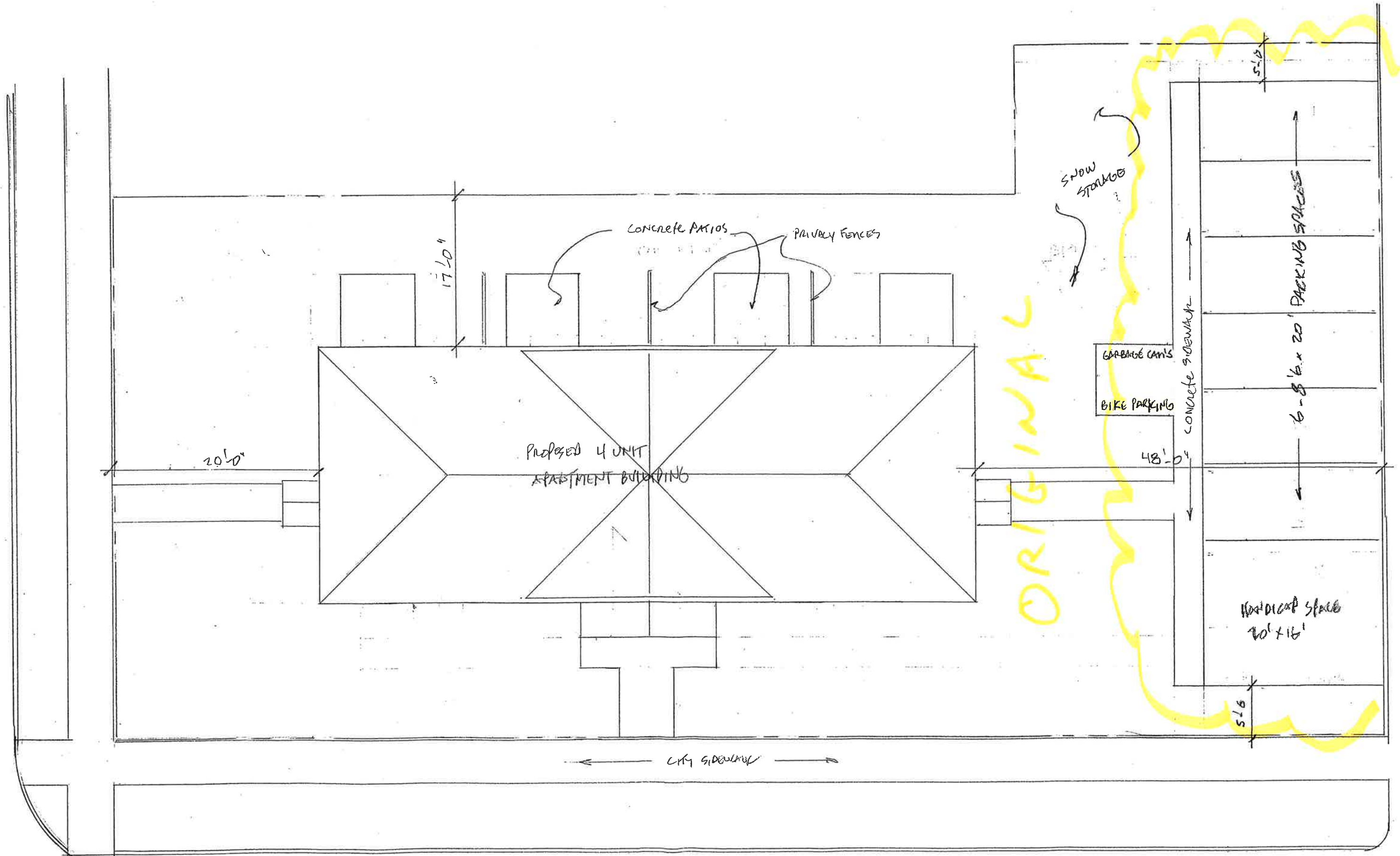


(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 2-2003

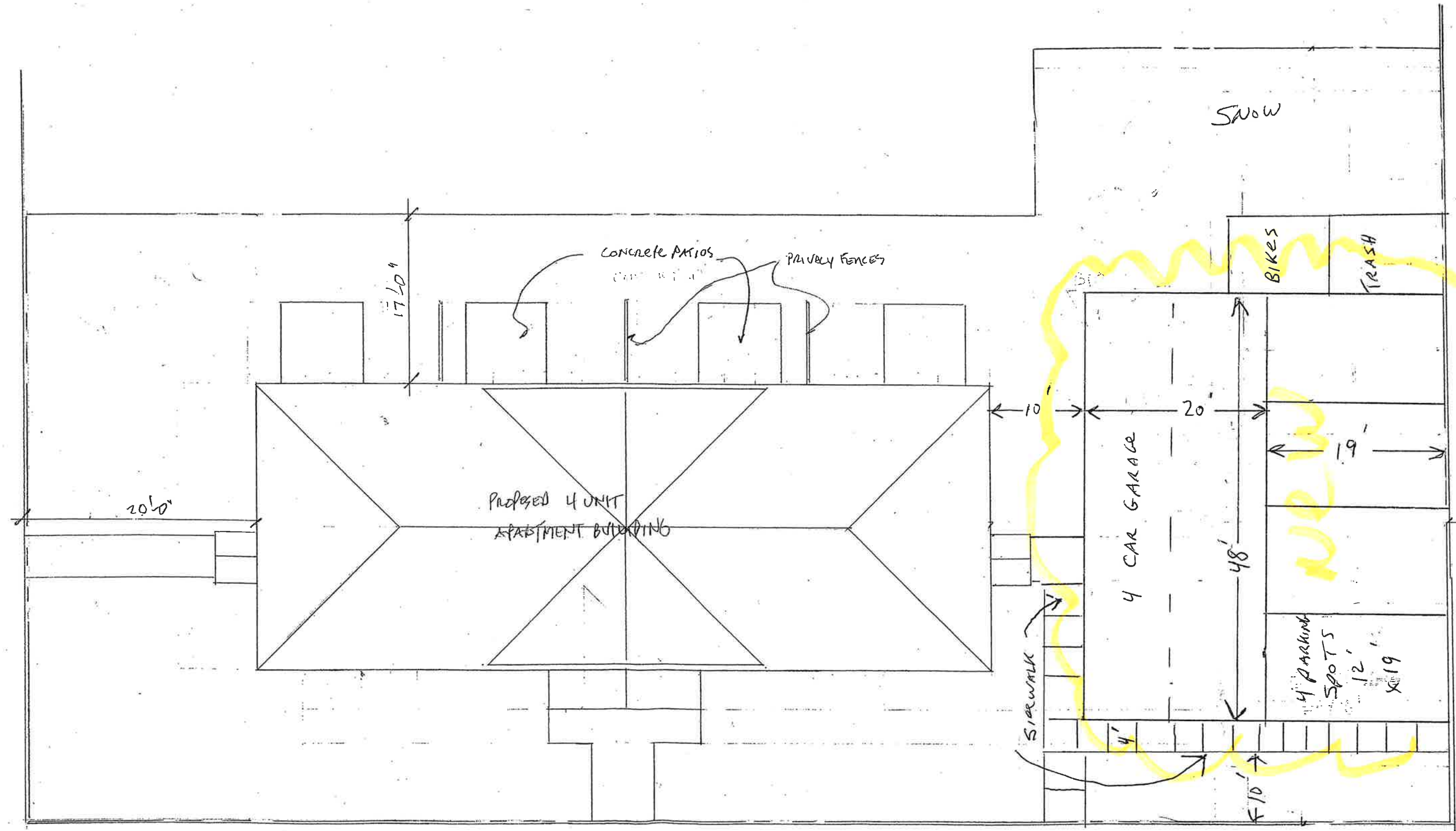
* Type name below signatures.

7th ST. SO.



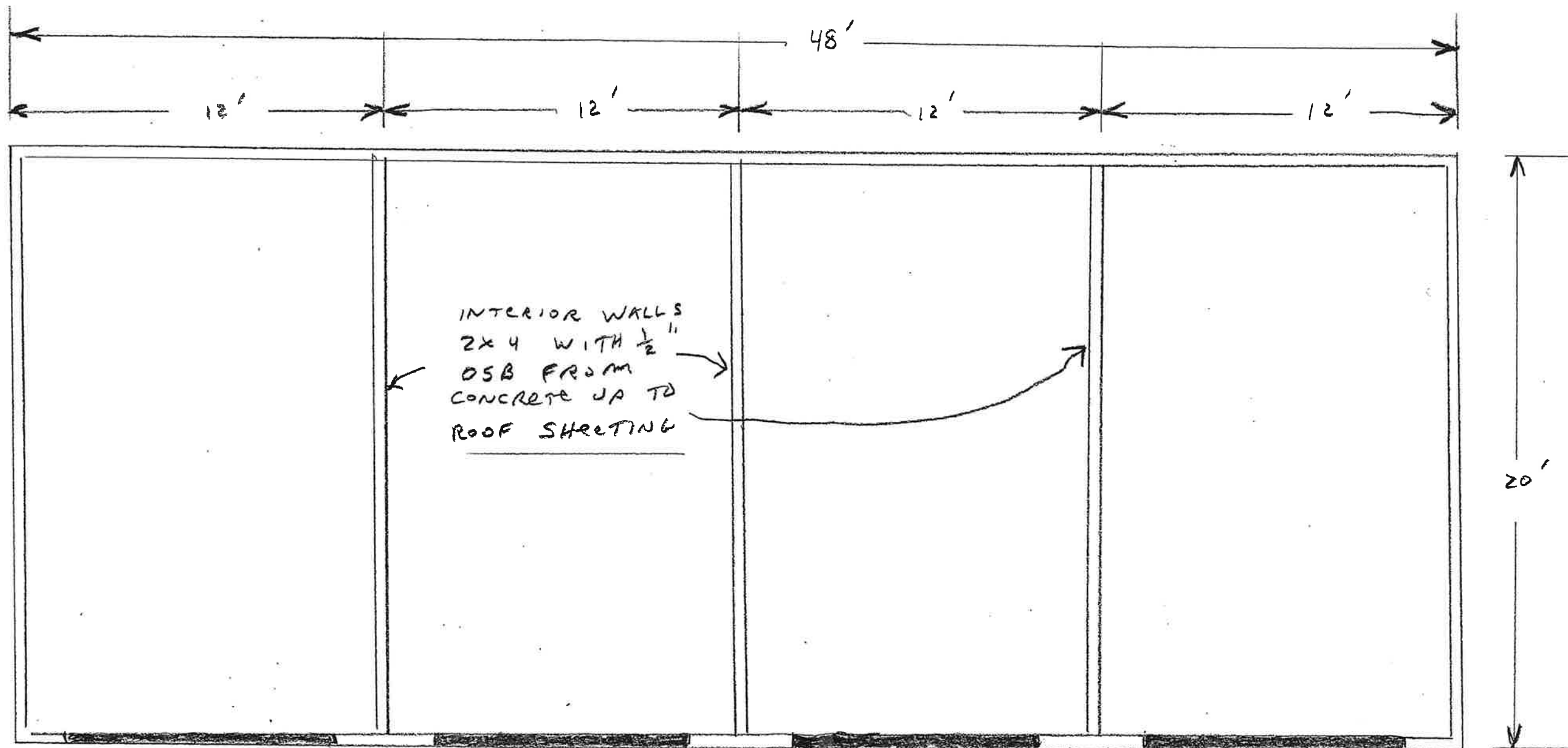
JACKSON STREET

7th ST. SO.



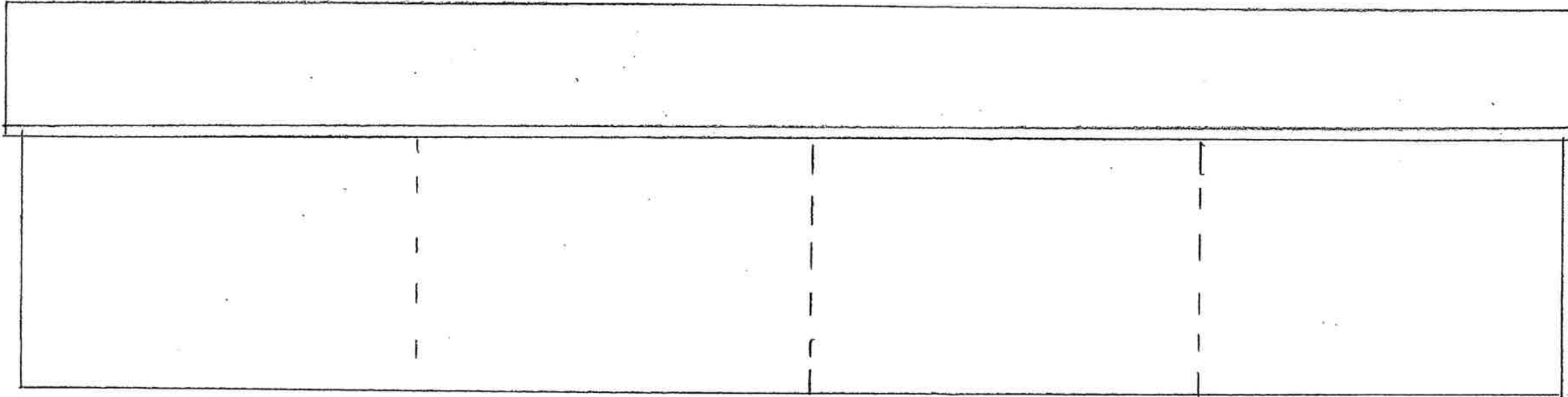
ALLEY

JACKSON STREET

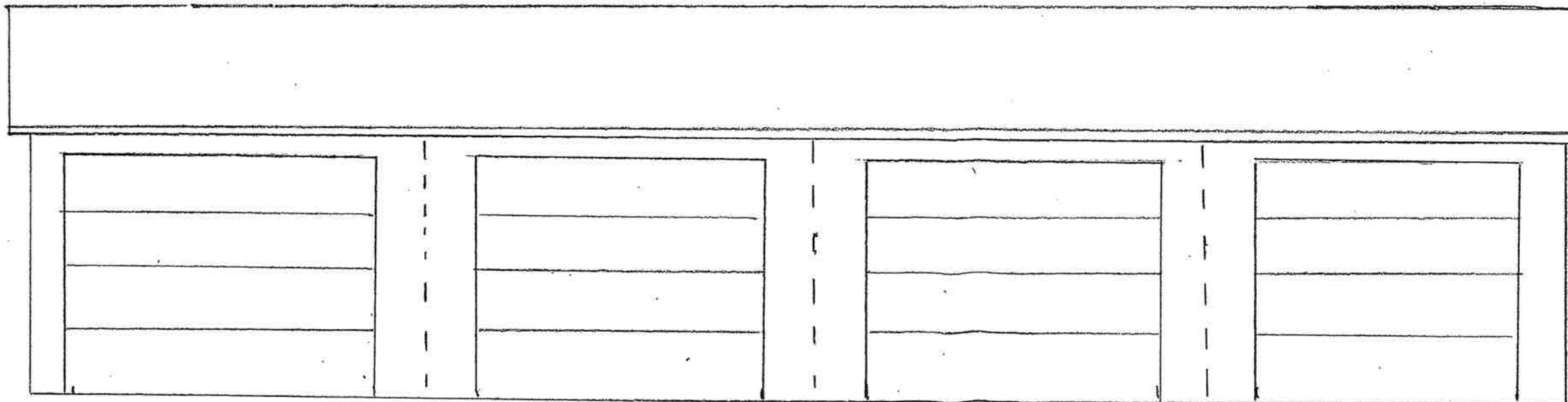


FLOOR PLAN

4 CAR GARAGE
1/4" = 1' SCALE

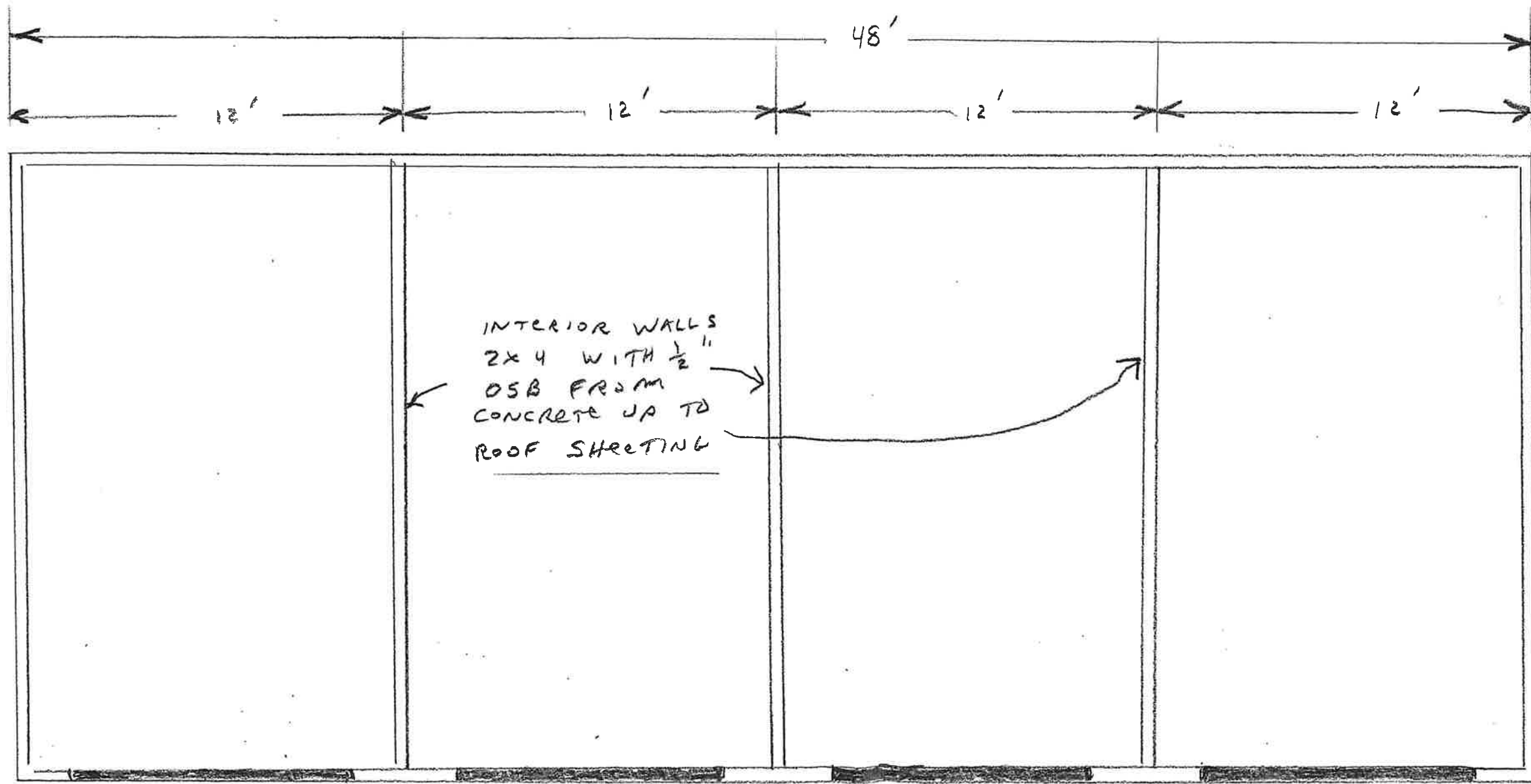


EAST ELEVATION



WEST ELEVATION

4 CAR GARAGE
1/4" = 1' SCALE



FLOOR PLAN

4 CAR GARAGE
1/4" = 1' SCALE