

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Nyhus Schaffler
171 29th St. South
LaCrosse WI 54601

Owner of site (name and address):

Nyhus Schaffler - Schaffler Withholdings LLC
171 29th St. South
LaCrosse WI 54601

Address of subject premises:

1911 George Street
LaCrosse WI 54601

Tax Parcel No.: 17-10/29-70

Legal Description: Lot 5 Except the South 11 feet and Except the
west 8 feet of Block 4 of Canterbury Addition to
the City of LaCrosse, LaCrosse County, WI

Zoning District Classification: R1 - Single Family

Proposed Zoning Classification: R3 - Special Residence

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:

- Vacant Buildings - Former Commercial Building

Property is Proposed to be Used For:

3 separate living units - (2) 2bedroom (1) 1bedroom

Proposed Rezoning is Necessary Because (Detailed Answer):

The building has been Reverted to Residential Zoning
after Decades of Commercial use - No sitting vacant,
the building is too large & awkward for single family use.

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

Currently the building is vacant, with updates the property
will be improved and maintained. Additional housing opportunities
will improve current home and rental values. The building
is currently unmaintained and will be better kept.

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

The City of LaCrosse has increased living units in its plan. This will help aid in this goal.

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 7 day of October, 2022.

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]
(signature)

608 799 0108 10-7-22
(telephone) (date)

drschalter78@gmail.com
(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 11th day of October, 2022.

Signed: [Signature]
Director of Planning & Development

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 5, EXCEPT the South 11 feet and EXCEPT the West 8 feet of Block 4 of Canterbury Addition to the City of La Crosse, La Crosse County, Wisconsin.

SUBJECT to the rights of others in an easement for ingress and egress as described in Volume 468 of Records, Page 61, as Document No. 800729.



PERMIT Building - Single Family Alteration **B-SF-023927-2022**

DESCRIPTION	STATUS
Valuation: \$50,000.00 <i>Interior alteration per plan.</i>	Application Date: 09/21/2022 Issue Date: 09/21/2022 Expiration Date: 09/20/2024 Status: Issued District: Within City Limits

CONTACTS	
Owner: (Billing) NYHUS SCHAFFER 171 29TH ST S LA CROSSE, WI 54601 Mobile Phone: 6087990108	Contractor: DAN KALMES W6773 ABBEY RD ONALASKA, WI 54650 Business Phone: 608-304-0007

ADDRESSES	PARCELS	ZONING
1911 GEORGE ST	17-10129-70	MAIN Single Family (Z-R1) ADDITIONAL ZONING Airport Height Zoning (HLZO) INSPECTION DISTRICTS Inspection Maintenance District 1 (IMD-1), Inspection Construction District 1 (ICD-1)

Permit: Building - Single Family - Alteration B-SF-023927-202.
 Total: 3318.00 sq. ft. Number of Dwelling Units: 1 Structural Alteration? Y

IT IS HEREBY AGREED between the applicant, as owner, owner's agent or servant, and the City of La Crosse that for and in consideration for the premises and of the permit to construct, erect, alter, move, raze, or install and the occupancy of a building or property as above described, to be issued and granted by the Fire Department - Division of Community Risk Management of the City of La Crosse, that the work thereon will be done in accordance with the descriptions set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter, move, raze or install and occupy in strict compliance with the ordinances of the City of La Crosse, and to obey any and all lawful orders of the Fire Department - Division of Community Risk Management of the City of La Crosse and State of Wisconsin laws relating to the construction, alteration, repairs, removal and safety buildings and other structures and permanent building equipment.

APPLICATION APPROVED: On 09/21/2022 by A. Berzinski

WARRANTY DEED

1799404

LACROSSE COUNTY REGISTER OF DEEDS ROBIN L. KADRMAS

THIS DEED made between Snodgrass Properties of La Crosse, LLC, a Wisconsin limited liability company ("Grantor," whether one or more), and Schaffer Withholdings LLC, a Wisconsin limited liability company ("Grantee," whether one or more).

RECORDED ON 09/12/2022 11:00 AM PAGE COUNT: 2 EXEMPT #:

RECORDING FEE 30.00 TRANSFER FEE 375.00 ELECTRONICALLY RECORDED AND RETURNED TO SUBMITTER

Grantor for valuable consideration, conveys 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"):

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

Name and Return Address

New Castle Title 750 North 3rd Street, Suite B La Crosse, WI 54601

17-10129-070

Parcel Identification Number (PIN)

This IS NOT homestead property.

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances, easements, buildings and use restrictions and covenants of record, general taxes levied in the year of closing.

Dated: 9/9/2022

Snodgrass Properties of La Crosse, LLC

Signature of Norman J. Snodgrass

By: Norman Snodgrass, Member

AUTHENTICATION

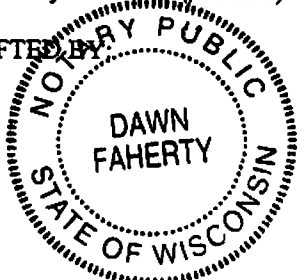
Signature(s) of _____

authenticated on this ___ day of _____, 20__.

Print Name: _____

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, _____ authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT WAS DRAFTED BY Brandon J. Prinsen Johns, Flaherty & Collins, S.C. 205 Fifth Avenue South, Suite 600 La Crosse, WI 54601



ACKNOWLEDGMENT

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

Personally came before me on 9-9-2022 the above-named Norman Snodgrass, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Signature of Dawn Faherty Print Name: Dawn Faherty Notary Public, State of Wisconsin My Commission Expires: 3/10/26

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10-07-2022

To: City Planning and Zoning Department and elected officials

From: Nyhus Schaffer-resident and property owner.

RE: Rezoning of 1911 George Street, La Crosse WI 54601

I am writing to petition for a zoning change to a currently vacant property on the north side of La Crosse. 1911 George Street has been vacant for nearly a decade and in 2019 was reverted to R1 zoning as per the city plan for that district.

This building is over 3000 sq/ft and has the potential to be rezoned and repurposed to a great living space for up to 3 families. I have a current building permit granted with the City of La Crosse to remodel this space and have worked with a general contractor, electrician, and plumber to improve this property.

I am excited to give the opportunity for more families to have more affordable housing options and improve the look and property value of the neighborhood. Please thoughtfully consider the rezoning of 1911 George Street to R3 designation.

Sincerely,

Nyhus Schaffer