

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES  
For a Planned Development District or  
Traditional Neighborhood District

Petitioner (name and address):

STEVE SCHLICHT

1910 S. 31<sup>ST</sup> ST, LA CROSSE

Owner of site (name and address):

SAME

Address of subject premises:

619, 624 JACKSON ST., 1004 7th St. S

Tax Parcel No.:

17-30004 - ~~0000000000~~ 20

Legal Description:

LOT 25 AND THE WEST 40 FEET OF THE NORTH  
1/2 OF LOT 26, ALL IN BLOCK 3 OF E. SMITHS ADDITION  
CITY OF LA CROSSE, LA CROSSE COUNTY WISCONSIN SEE ATTACHED

PDD/TND:

~~General~~ General  Specific  General & Specific

Zoning District Classification: Traditional Neighborhood Development - General

Proposed Zoning Classification: Traditional Neighborhood Development - 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 consistent with the policies of the Comprehensive Plan?

Yes  No

Property is Presently Used For:

EMPTY LOT

Property is Proposed to be Used For:

4 UNIT TOWNHOUSE BUILDING

Proposed Rezoning is Necessary Because (Detailed Answer):

REZONING IS NECESSARY BECAUSE THE PROPOSED  
BUILDING WILL BE DIFFERENT THAN THE PREVIOUS  
2 BUILDINGS

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

THE 4 TOWNHOUSES WILL BRING HOME OWNERSHIP  
TO NEW PEOPLE AND WILL LOOK VERY NICE AND  
ADD TO THE OLDER NEIGHBORHOOD

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

THE NEW 4-UNIT TOWNHOUSE WILL BE ATTRACTIVE INSIDE AND OUTSIDE WITH NEW LANDSCAPING, TREES AND PLANTS AND MAINTAINED WEEKLY BY CONDO ASSOCIATION

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 18 day of AUGUST, 2021.

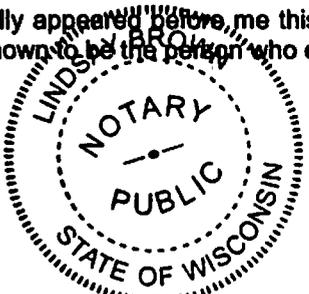
I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

*[Handwritten signatures]*

(signature)  
608-780-3570 11-2-21  
(telephone) (date)  
6087803570 @ CHARTER.NET  
(email)

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

Personally appeared before me this 3<sup>rd</sup> day of November, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



*[Handwritten signature: Lindsay Brown]*  
Notary Public  
My Commission Expires: 02/25/2025

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-158(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

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

Review was made on the 4<sup>th</sup> day of November, 2021

Signed: *[Handwritten signature]* Plan Admin  
Director of Planning & Development

AFFIDAVIT

STATE OF )  
COUNTY OF ) ss  
)

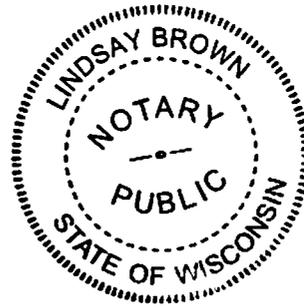
The undersigned, Steve SCHLICHT, being duly sworn states:

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.

[Signature]  
Property Owner

Subscribed and sworn to before me this 3<sup>rd</sup> day of November, 2021.

[Signature]  
Notary Public  
My Commission expires 02/25/2025





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Main body of handwritten text, consisting of several lines of cursive writing.

Handwritten text at the bottom of the page, possibly a conclusion or signature.

## CARE AND MAINTENANCE

- To clean, turn off and wipe with a damp, non-abrasive cloth.
- When cleaning, use only a soft brush or lint free cloth to avoid scratching the finish.
- Abrasive cleaning agents are not required and should be avoided to prevent damage to the finish.

## TROUBLESHOOTING

- 1) The light does not come on at all:
  - a) Make sure the wall switch and circuit breaker are on.
  - b) Make sure the wiring is correct.
- 2) Fuse blows or circuit trips when light is turned on.
  - a) Check for crossed wires, ensure wiring is correct.

If unable to fix any of the above issues, please consult a certified electrician.

**5-YEAR LIMITED WARRANTY:** If, during normal use, this **PATRIOT LIGHTING®** light fixture fails due to a defect in material and workmanship within five (5) years from the date of purchase, simply bring this light fixture with your original sales receipt back to your nearest **MENARDS®** retail store. At its discretion, **PATRIOT LIGHTING®** agrees to have the lighting fixture replaced with the same or similar **PATRIOT LIGHTING®** product free of charge, within the stated warranty period, when returned by the original purchaser with original sales receipt. This warranty: (1) excludes expendable parts including but not limited to light bulbs; (2) does not cover damage that has resulted from abuse or misuse; and (3) does not cover any losses, labor, injuries to persons/property or costs. This warranty does give you specific legal rights and you may have other rights, which vary from state to state.



### Questions, problems, missing parts?

Before returning to your retailer, call our customer service at 1-800-267-4427 Monday – Friday 8:00 a.m. – 5:00 p.m. EST

**Patriot**  
LIGHTING

SKU Number: 356-1160

356-1161

1-Light Outdoor Wall Light

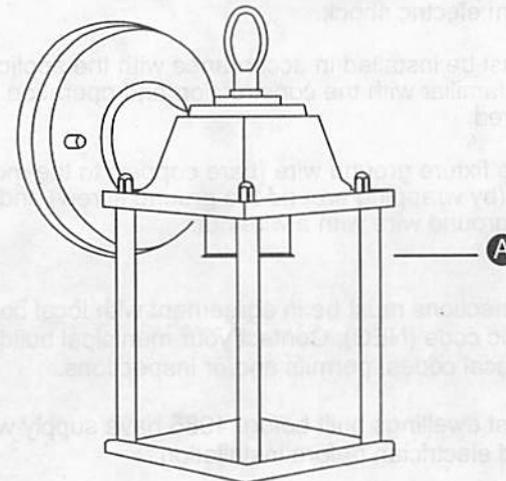
Model Number: IOL497-M



### Questions, problems, missing parts?

Before returning to your retailer, call our customer service at 1-800-267-4427 Monday – Friday 8:00 a.m. – 5:00 p.m. EST

## PACKAGE CONTENTS



## HARDWARE CONTENTS Note: Hardware not shown actual size.

<b>AA</b>		Wire Nut x 3	<b>DD</b>		Star Washer x 2
<b>BB</b>		Mounting Bracket x 1	<b>EE</b>		Cap Nut x 2
<b>CC</b>		Electrical Box Screw x 2			

## ! IMPORTANT SAFETY INSTRUCTIONS

Please read and understand this entire manual before attempting to assemble, operate or install the product.

Please save this instruction manual.

### WARNING

- Turn off electricity at main fuse box (or circuit breaker box) before beginning installation by removing fuse (or switching off circuit breaker).
- Be careful not to damage or cut the wire insulation (covering) during fixture installation. Do not permit wires to contact any surface having a sharp edge. To do so may damage or cut the wire insulation, which could cause serious injury or death from electric shock.
- This product must be installed in accordance with the applicable installation code by a person familiar with the construction and operation of the product and the hazards involved.
- Firmly attach the fixture ground wire (bare copper) to the mounting bracket with the ground screw (by wrapping around the ground screw) and then connect it to the house supply ground wire with a wire nut.

### CAUTION

- All electrical connections must be in agreement with local codes, ordinances or the national electric code (NEC). Contact your municipal building department to learn about your local codes, permits and/or inspections.
- Risk of fire – most dwellings built before 1985 have supply wire rated for 140°F/60°C. Consult a qualified electrician before installation.
- Do not connect this fixture to an electrical system that does not provide a means for equipment grounding. Never use a fixture in a two-wire system that is not grounded. If you are not sure your lighting system has a grounding means, do not attempt to install this fixture. Contact a qualified, licensed electrician for information with regards to proper grounding methods as required by the local electrical code in your area.
- If a dimmer control switch is used with this fixture, obtain professional advice to determine the correct type and electrical rating required.

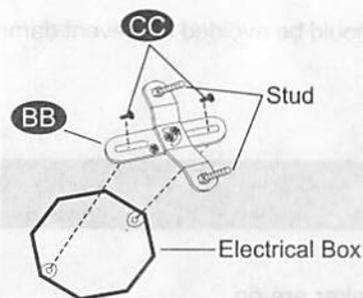
### PREPARATION

Before beginning assembly, installation or operation of product, make sure all parts are present. Compare parts with package contents list and diagram on previous page. If any part is missing or damaged, do not attempt to assemble, install or operate the product. Contact customer service for replacement parts.

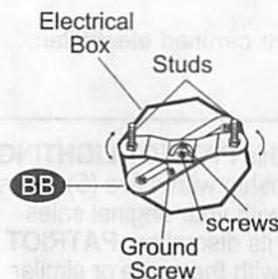
Tools Required for Assembly (not included): Slotted Screwdriver, Phillips Screwdriver, Pliers, Electrical Tape, Wire Cutters, Safety Glasses, Ladder, Wire Stripper

## ASSEMBLY INSTRUCTIONS

1. Mount the mounting bracket (BB) to electrical box using electrical box screws (CC). Make sure the studs on the mounting bracket (BB) are facing out from the electrical box.

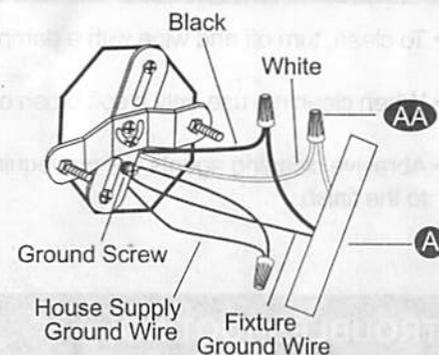


2. Position mounting bracket (BB) so that the fixture will be hung properly once it is mounted to the wall. Tighten the screws to hold in place.

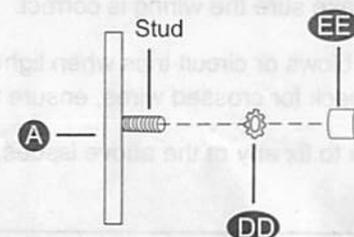


3. Firmly attach the fixture ground wire (bare copper) to the mounting bracket (BB) with the ground screw (by wrapping around the ground screw) and then connect it to the house supply ground wire with a wire nut. Connect black wire from fixture (A) to black wire in electrical box and connect the white wire from fixture (A) to white wire in electrical box. Use supplied wire nuts (AA) for all wire connections.

Once connections of wires are completed, carefully tuck wires and wire nuts (AA) into the electrical box making sure no bare wire (on the black and white) is visible at the wire nuts (AA).

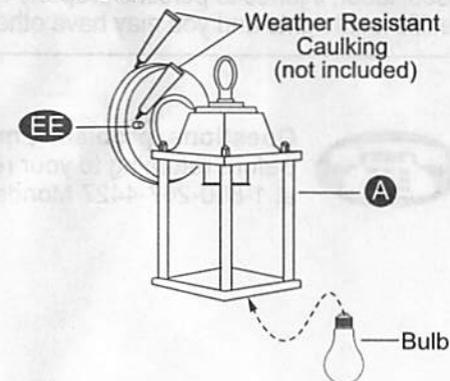


4. Position fixture over studs on mounting bracket (BB) assembly. Secure fixture in place with star washers (DD) and cap nuts (EE).



5. Install specified bulb type and wattage (not included).

6. After installation, seal around the top and side perimeter between the fixture (A) and the wall surface with weather resistant caulking. The bottom should be left un-caulked to prevent moisture build-up. Apply a small amount of weather resistant caulking around the side perimeter between the cap nut (EE) and mounting plate.





[Parcel Search](#) | [Permit Search](#)

### 624 JACKSON ST LA CROSSE

[Print View](#)

Parcel: 17-30004-20 Internal ID: 72978  
Municipality: City of La Crosse Record Status: Current

#### Parcel Information:

Parcel: 17-30004-20  
Internal ID: 72978  
Municipality: City of La Crosse  
Record Status: Current  
On Current Tax Roll: Yes  
Total Acreage: 0.209  
Township: 15  
Range: 07  
Section: 05

- [Parcel](#)
- [Taxes](#)
- [Outstanding Taxes](#)
- [Assessments](#)
- [Deeds](#)
- [Permits](#)
- [History](#)

#### Legal Description:

E.S. SMITH'S ADDITION LOT 25 & W 40FT OF N1/2 LOT 26 BLOCK 3 EX PRCL 10 OF TPP PLAT 5120-03-22-4.02 DOC NO. 1722004 TAKEN FOR R/W IN DOC NO. 1726815 SUBJ TO AGREE IN DOC NO. 1779344

#### Property Addresses:

<u>Street Address</u>	<u>City(Postal)</u>
624 JACKSON ST	LA CROSSE

#### Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
STEVE SCHLICHT	Owner	1910 31ST ST S	LA CROSSE	WI	54601

#### Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
3	Book 3	N

#### Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 16
Use	RETAIL
Use	OLDER DUPLEX

#### Lottery Tax Information

Lottery Credits Claimed: 0  
Lottery Credit Application Date: