

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Property Logic LLC (Karl Schilling, Owner)
PO Box 2132
La Crosse, WI 54602-2132

Owner of site (name and address):

Property Logic LLC
PO Box 2132
La Crosse, WI 54602-2132

Address of subject premises:

2967 Airport Road
La Crosse, WI 54603

Tax Parcel No.: 17-10530-35

Legal Description: CERTIFIED SURVEY MAP NO. 9 VOL 15 LOT 2 DOC NO. 1561519

Zoning District Classification: M2-Heavy Industrial

Proposed Zoning Classification: C2-Commercial

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:

Warehousing, distribution and 2 apartments

Property is Proposed to be Used For:

Warehousing, distribution and 2 apartments

Proposed Rezoning is Necessary Because (Detailed Answer):

Current zoning does not allow for apartments


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

To our understanding, there have been 2 apartments at this property for decades with no detrimental effect 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):
There is no impact to the goals, objectives, actions or policies.

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 29th day of October, 2020.

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.

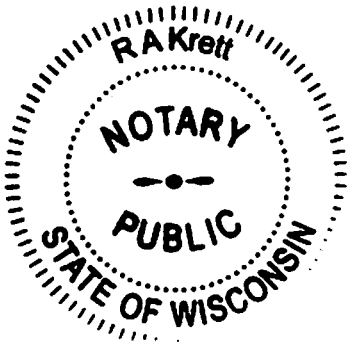

(signature)


608-881-6222 09/03/2021
(telephone) (date)

ks.propertylogic@gmail.com
(email)

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

Personally appeared before me this 3rd day of September, 2021, 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: 3/16/2025

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

Review was made on the 7th day of September, 2021


Signed:  Judy Ahl, Planning Admin
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Property Logic LLC (Karl Schilling, Owner), being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 2967 Airport Road.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

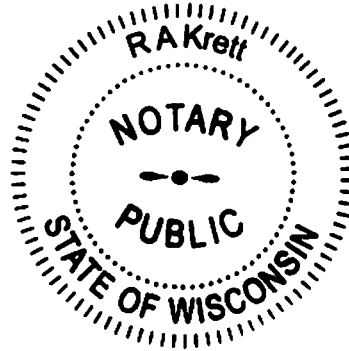


Property Owner

Subscribed and sworn to before me this 3rd day of September, 2021.



Notary Public
My Commission expires 3/16/25.





Property Logic LLC
PO Box 2132
La Crosse, WI 54602-2132

September 2, 2021

TO: La Crosse County Zoning Department

RE: **Rezoning 2967 Airport Road from M2-Heavy Industrial to C2-Commercial**

On October 29, 2020, Property Logic purchased 2967 Airport Road from Brian Elder, former owner of Premium Water. The building is primarily used for warehousing and distribution. The current commercial tenants are Ripp Distributing, Water Systems, Security Boss, B & F Fasteners and Jacobson Repair (see attached floor plan).

The building also has 2 apartments which were occupied at the time of the sale. The seller did not disclose any issues regarding the zoning or apartments. Just recently (August 2021), Property Logic was made aware by David Reinhart, City of La Crosse Chief Inspector, that the apartments may be non-conforming for the zoning of the Industrial park.

We are asking for the zoning change to commercial so we can continue to offer the 2 apartments for lease. We have no intention of adding any additional residential units to the property now or in the future. These residential units have been in the building for many years and have posed no problems to the other building occupants or to any other neighbors in the Industrial Park.

Thank you for your consideration.

Sincerely,

Karl J. Schilling
Property Logic LLC



**2967 Airport Road, La Crosse, WI
54603**

