

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Tim Towler  
1026 Rublee Street  
La Crosse WI 54603

Owner of site (name and address):

Tim Towler  
" "

Address of subject premises:

1649 Kane St  
1026 Rublee St

Tax Parcel No.: 17-10108-140

Legal Description: See attached Warranty Deed

Zoning District Classification: R2- Residence

Proposed Zoning Classification: C1- Local Business

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:

Warehouse storage, Carpentry Shop, Upstairs Apt

Payment Amount:

003520-0076 Crystal H 03/02/2017 09:22AM

59913 - PARCER, TIM

General Billing - 145865 - 2017

Property is Proposed to be Used For: Same use as above with the additional candy store

A candy store in front of building, possibly

Proposed Rezoning is Necessary Because (Detailed Answer):

We were always told it was commercial property. It  
would be the proper zoning for this building which was  
built and always was a commercial building

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

This neighborhood store would be an added benefit to  
this neighborhood. It would complement the school next door.

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

This proposed store would not only be visually attractive but would increase tax base for the city

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 29<sup>th</sup> day of

January, 2014.

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 Signature]

(signature)

608 304-1591

(telephone)

2 March 2017

(date)

(email)

STATE OF WISCONSIN )

COUNTY OF LA CROSSE )

) ss.

Personally appeared before me this 2 day of March, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Alexis Wozney  
Notary Public Alexis Wozney  
My Commission Expires: 06/14/2020

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

Review was made on the 2<sup>nd</sup> day of March, 2017

Signed: [Handwritten Signature], Senior Planner  
Director of Planning & Development

Zoning Board,

3 March 2017

I, Tim Pascher, owner of 1649 Kane St & 1026 Rublee St. am requesting a zoning change for this property on the main level.

My business 'Pascher's Painting & Home Improvement' has been in this building since 2004. There have been many improvements to this property, both inside & out over the years. I was always told this was zoned commercial, so the thought of opening some type of store in the front of building was something I looked forward to.

I believe the zoning change would be beneficial to this property & neighborhood. A proposed small store selling mini doughnuts, ice cream ect... would fit right in with the school, library & surrounding area.

The front of the building would be re-done making the building more attractive & complimenting the school.

These are all so far just plans in the making & would be possible with the change in zoning.

I do believe this follows the theme of making La Crosse a better place for visitors & residents alike.

Thank you  
Tim Pascher



State Bar of Wisconsin Form 1-2003  
WARRANTY DEED

1635330

LACROSSE COUNTY  
REGISTER OF DEEDS  
CHERYL A. MCBRIDE

Document Number

Document Name

RECORDED ON  
02/03/2014 12:15PM  
REC FEE: 30.00  
TRANSFER FEE: 399.00  
EXEMPT #:  
PAGES: 1

**THIS DEED**, made between Parcher's Painting & Home Improvements, LLC, a Wisconsin Limited Liability Company ("Grantor," whether one or more), and Timothy Parcher and Dana Parcher, husband and wife as survivorship marital property ("Grantee," whether one or more).

Grantor, for a 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") (if more space is needed, please attach addendum):

Lot 22 in Block 15 and the East 1/2 of a vacated alley lying Westerly and adjacent to said Lot 22 as described in Document No. 1625047 of Second Addition to P.S. Davidson's Addition to the City of La Crosse, La Crosse County, Wisconsin

4309

Recording Area

Name and Return Address  
Town n Country Title  
P.O. Box 671  
Holmen, WI 54636

17-10108-140

Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: All Existing Easements, Restrictions, and Rights-of-Way and all Federal, State and Municipal Laws and Regulations Affecting Land Use

Dated ~~01/23/2014~~ 1/29/2014

(SEAL)

(SEAL)

\* Timothy Parcher, Member

(SEAL)

(SEAL)

\* Randy Kemp, Member

AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated on \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WISCONSIN

La Crosse

COUNTY

STACY A SWATEK  
Notary Public  
State of Wisconsin

Personally came before me on ~~01/23/2014~~ 1/29/2014, the above-named Timothy Parcher  
Randy Kemp

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

\* Stacy A. Swatek

Notary Public, State of Wisconsin

My Commission (is permanent) (expires: 12/01/2017)

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

THIS INSTRUMENT DRAFTED BY:

Drafted by Stacy A. Swatek, Town n' Country Title, LLC, under the direction of Timothy Parcher

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

WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

\* Type name below signatures.