

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address): STEVE SCHLICHT 1910 S. 31ST ST.
LA CROSSE, WI. 54601

Owner of site (name and address): SAME

Address of subject premises: 1024 DENTON ST. 1034-1038 DENTON ST.

Tax Parcel No.: COMBINO 17-30032-80

Legal Description: LOT SIZE - 135' WIDE, 123' DEEP
(LEGAL DESCRIPTION ATTACHED)

PDD/TND: General Specific General & Specific

Zoning District Classification: SINGLE FAMILY - DUPLEX

Proposed Zoning Classification: ~~MULTI-FAMILY~~ 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 consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For: EMPTY LOT

Property is Proposed to be Used For: 2-4 UNIT TOWNHOUSE BUILDINGS
2-4 CAR GARAGES

Proposed Rezoning is Necessary Because (Detailed Answer):
CHANGE FROM SINGLE FAMILY TO MULTI-FAMILY

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
THE TOWNHOUSE DEVELOPMENT WILL FIT IN WITH SINGLE FAMILY HOUSES AND THE APARTMENT BUILDINGS ACROSS THE STREET

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

THE REZONING WILL BRING HOME OWNERSHIP AT A VERY REASONABLE COST TO MANY WORKERS IN THE AREA

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 24th day of FEBRUARY, 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.

[Handwritten Signature]

(signature)

608-780-3570

(telephone)

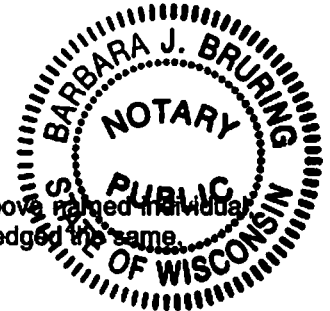
3-2-22

(date)

6087803570 @ CHARTER.NET

(email)

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



Personally appeared before me this 2nd day of March, 2022, the above named individual to me known to be the person who executed the foregoing instrument and acknowledged the same.

Barbara J Bruring - Barbara J Bruring
Notary Public
My Commission Expires: 8-15-24

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. 115-156(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 3rd day of March, 2022.

Signed: [Signature]
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

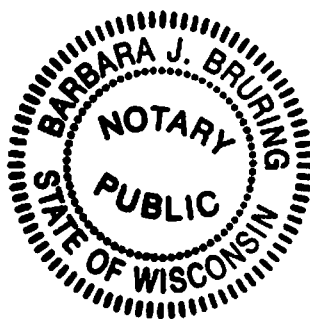
The undersigned, STEVE SCHLICHT, being duly sworn states:

1. That the undersigned is an adult resident of the City of LACROSSE, State of WISCONSIN.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1024 - 1034-1038 DENTON
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 2nd day of March, 2022

Barbara J. Bruring Barbara J Bruring
Notary Public
My Commission expires 8-15-24





CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: New Castle Title of La Crosse, Inc.
 Issuing Office: 750 3rd St N, Ste B, La Crosse, WI 54601
 ALTA® Universal ID:
 Loan ID Number:
 Issuing Office File Number: 22-WI-99820
 Commitment Number: 22-WI-99820
 Revision Number:
 Property Address: 1024 Denton Street; 1034-1038 Denton Street, La Crosse, WI 54601

SCHEDULE A

1. Commitment Date: 02/09/2022 at 4:30 PM

2. Policy to be issued:

(a) ALTA Owner's Policy \$41,900.00

PROPOSED INSURED: Steve Schlicht

3. The estate or interest in the Land described or referred to in this Commitment is: fee simple.

4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:

City of La Crosse

5. The Land is described as follows:

Part of Lot 17 of Peterson's Addition to La Crosse and part of the NE 1/4 of the NW 1/4 of Section 8, Township 15 North of Range 7 West, City of La Crosse, La Crosse County, Wisconsin, lying North of said Lot 17, described as follows: Beginning at a point 46 feet West of the Southeast corner of said Lot 17; thence West along the South line thereof, 90 feet; thence North 120 feet, more or less, to the South line of Denton Street; thence East along said South line of Denton Street, 90 feet; thence South 120 feet, more or less, to the point of beginning.

The East 1/2 of the East 2/3 of the West 1/2 of Lot 17 of Peterson's Addition to La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, and part of the NE 1/4 of the NW 1/4 of Section 8, Township 15 North of Range 7 West, City of La Crosse, La Crosse County, Wisconsin, being the same width East and West, adjoining said part of Lot 17 on the North and extending North to the South line of Denton Street.

Tax Parcel No. 17-30032-80 is the combined tax parcel number.

Tax Parcel No. 17-30032-70
The 2021 taxes are in the amount of \$0.00.

Tax Parcel No. 17-30032-80
The 2021 taxes are in the amount of \$2,439.88, with First Dollar Credit of \$74.88, for net balance of \$2,365.00, which is paid in full.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



TRADITIONAL NEIGHBORHOOD DISTRICT REZONING
1024- 1034-38 DENTON ST. LACROSSE

STEVE SCHLICHT - OWNER
S+S FRAMING - CONTRACTOR

WE PROPOSE TO BUILD 2-4 UNIT TOWNHOUSES WITH 2-4 CAR GARAGES ON THE PROPERTY LISTED ABOVE. WE WOULD LIKE TO START CONSTRUCTION IN THE SUMMER OF 2022 AND FINISH BY SUMMER OF 2023 AT THE LATEST. THE UNITS WITH A GARAGE WILL SELL FOR \$170,000.00 TO \$175,000.00 OR RENT FOR APPROX. \$1,100.00 PER MONTH. EACH UNIT WILL MEET THE FOCUS ON ENERGY PROGRAM AND WILL HAVE A HEAT PUMP FOR HEAT AND COOLING. EACH UNIT WILL HAVE A SEPERATE 2" WATER LINE WITH SHUT OFF, A 4" SEWER LINE, AND SPRINKLER SYSTEM. WATER AND SEWER WILL BE INSTALLED INTO DENTON ST. THE ELECTRIC WILL COME IN FROM THE POLE IN THE ALLEY AND RUN UNDERGROUND TO THE BACK OF EACH 4-UNIT BUILDING.