

PETITION FOR CHANGE TO CHAPTER 15, ZONING,  
OF THE CODE OF ORDINANCES  
OF THE CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

AMW Holdings LLC 720 Cass Street - LaCrosse

Owner of site (name and address):

AMW Holdings LLC - 720 Cass Street - LaCrosse

Address of subject premises:

714 Cass Street - LaCrosse WI 54601

DUPLICATE RECEIPT

405 CITY CLERK/LICENSES  
TF404394600 001 131108  
11/08/13 10:17AM PAID

0618  
350.00

Tax Parcel No.:

17-30072-30

Legal Description:

Lot 8 in Block 11 of Stevens Addition to the City of LaCrosse,  
LaCrosse County, Wisconsin.

Zoning District Classification:

TND - General

Proposed Zoning Classification:

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 Rezoning consistent with the policies of the Comprehensive Plan?

Yes  No

Property is Presently Used For:

Duplex w/ paved parking

Property is Proposed to be Used For:

Duplex w/ paved parking and a 3-car garage

Proposed Rezoning is Necessary Because (Detailed Answer):

Rezoning is not necessary - TND zoning

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

Rezoning is not necessary - Building a garage for parking

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 8<sup>th</sup> day of November, 2013.

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.

Ammunicy  
\_\_\_\_\_  
(signature)

608 792-4100 ext 103 11/9/13  
(telephone) (date)

aaron@reliantres.com  
\_\_\_\_\_  
(email)

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

Personally appeared before me this 8<sup>th</sup> day of November, 2013, the above named individual, to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1-18-15



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

Review was made on the 8<sup>th</sup> day of November, 2013

Signed: [Signature], Director of Planning & Development  
on behalf of Larry Kirch.





# Memo

**To:** City of La Crosse  
**From:** Aaron Wickesberg, CPM®  
**Date:** 11/08/13  
**Re:** 714 Cass Street - Garage Proposal

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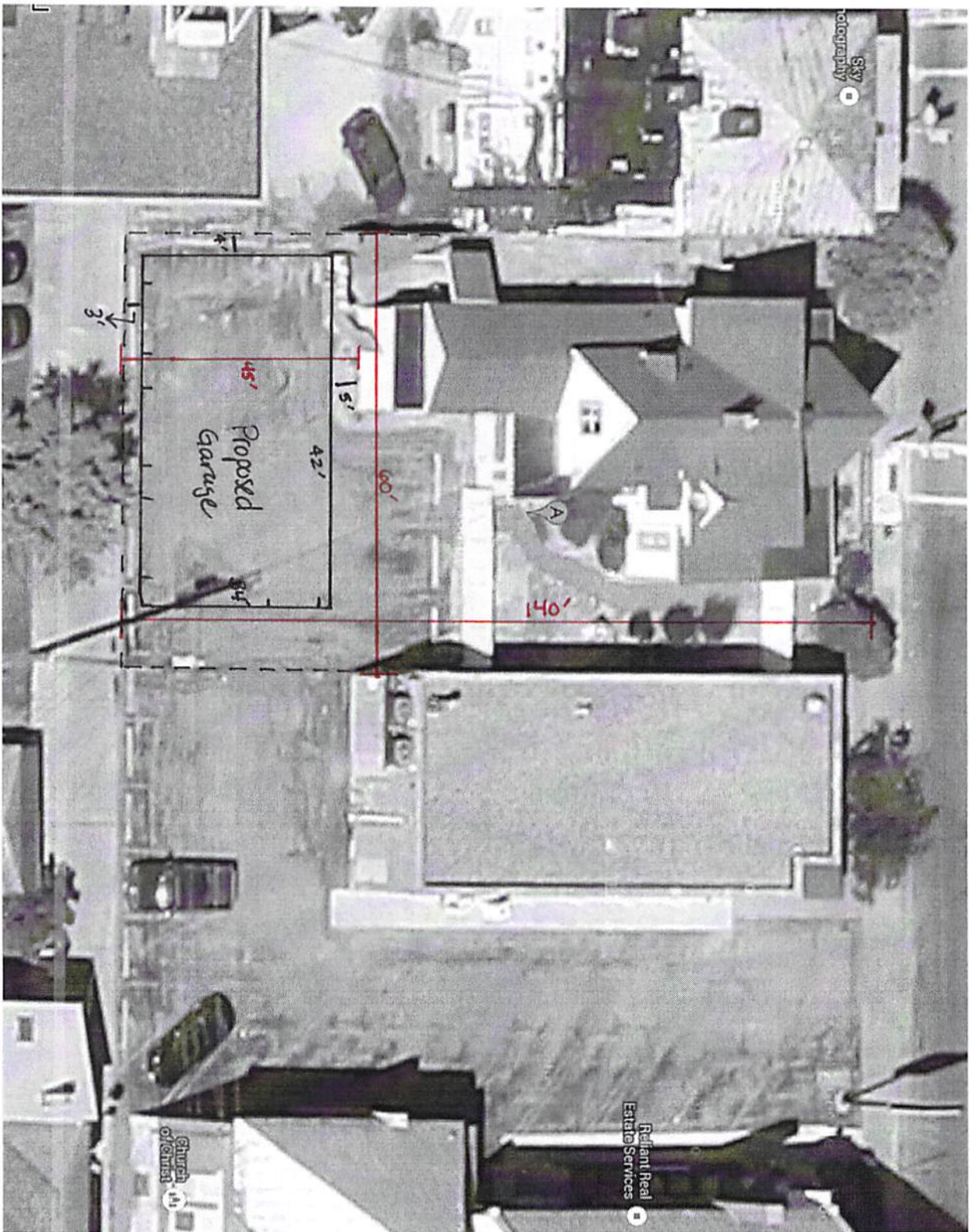
The petition is not to amend the current zoning of the above-mentioned property, but rather a proposal to build a 5-car garage on the South end of the property - off of the alley way that connects 7th and 8th Streets.

The property is current zoned as a duplex consisting of 5 total bedrooms. In addition to the 5-car garage, two additional off-street parking spaces will remain on the property. This should fully satisfy the parking requirements for a duplex this size.

A storm water management plan is not included since the actual building site is currently an impervious parking lot.

The garage structure will include outside lighting and security cameras consistent with those in use at the neighboring property owned by the petitioner - Reliant Real Estate Services, 720 Cass Street.

The exterior of the garage will be white vinyl siding and the roof will have a forest green tone - both to match the existing structure. Four skylights on the roof are planned - no side windows are planned for security purposes.



Sky  
Photography

Proposed  
Garage

42'

45'

140'

5'

60'

3'

Church  
of Christ

Refiant Real  
Estate Services

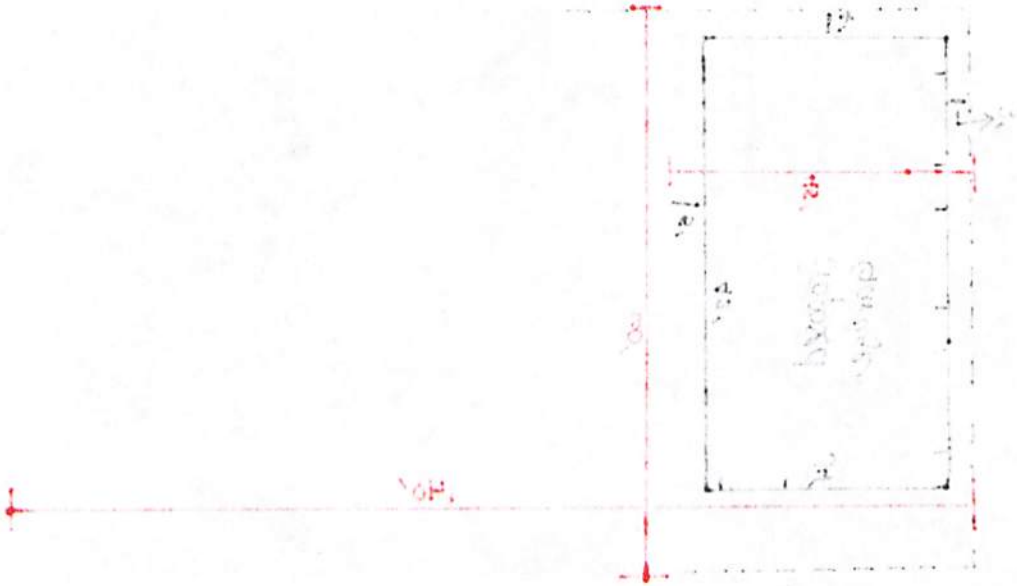
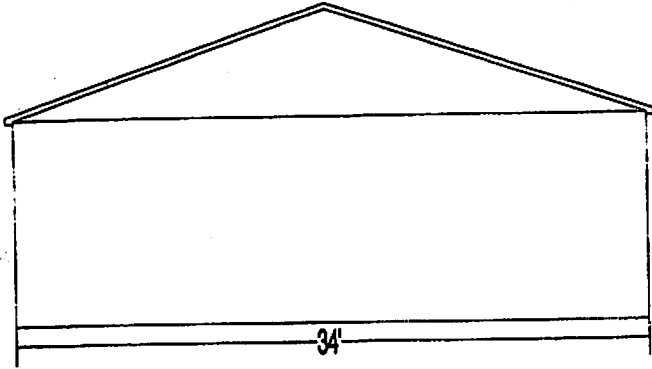
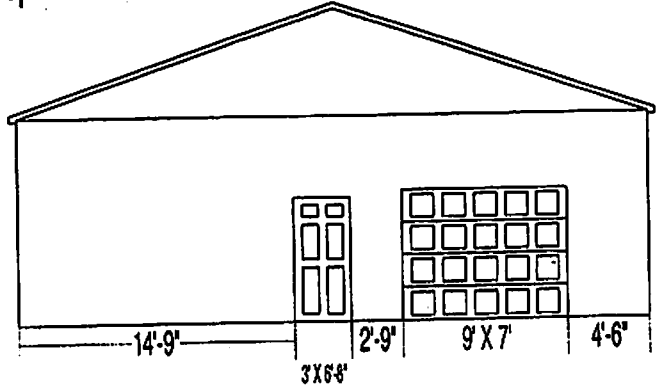


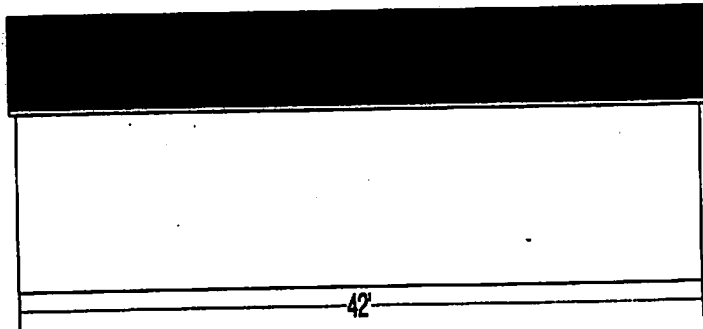
Illustration May Not Depict All Options Selected



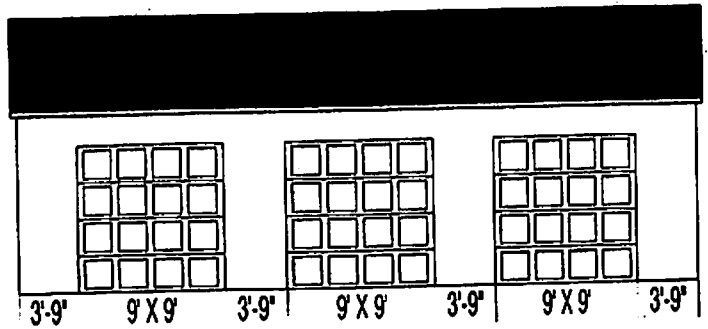
Gable Front View



- (1) - E-1 6-PANEL STEEL DOOR PH36X80 LH DB
- (1) - 9X7 WHITE INSUL RAISED PNLZSETTORSN M4SV



Eave Front View



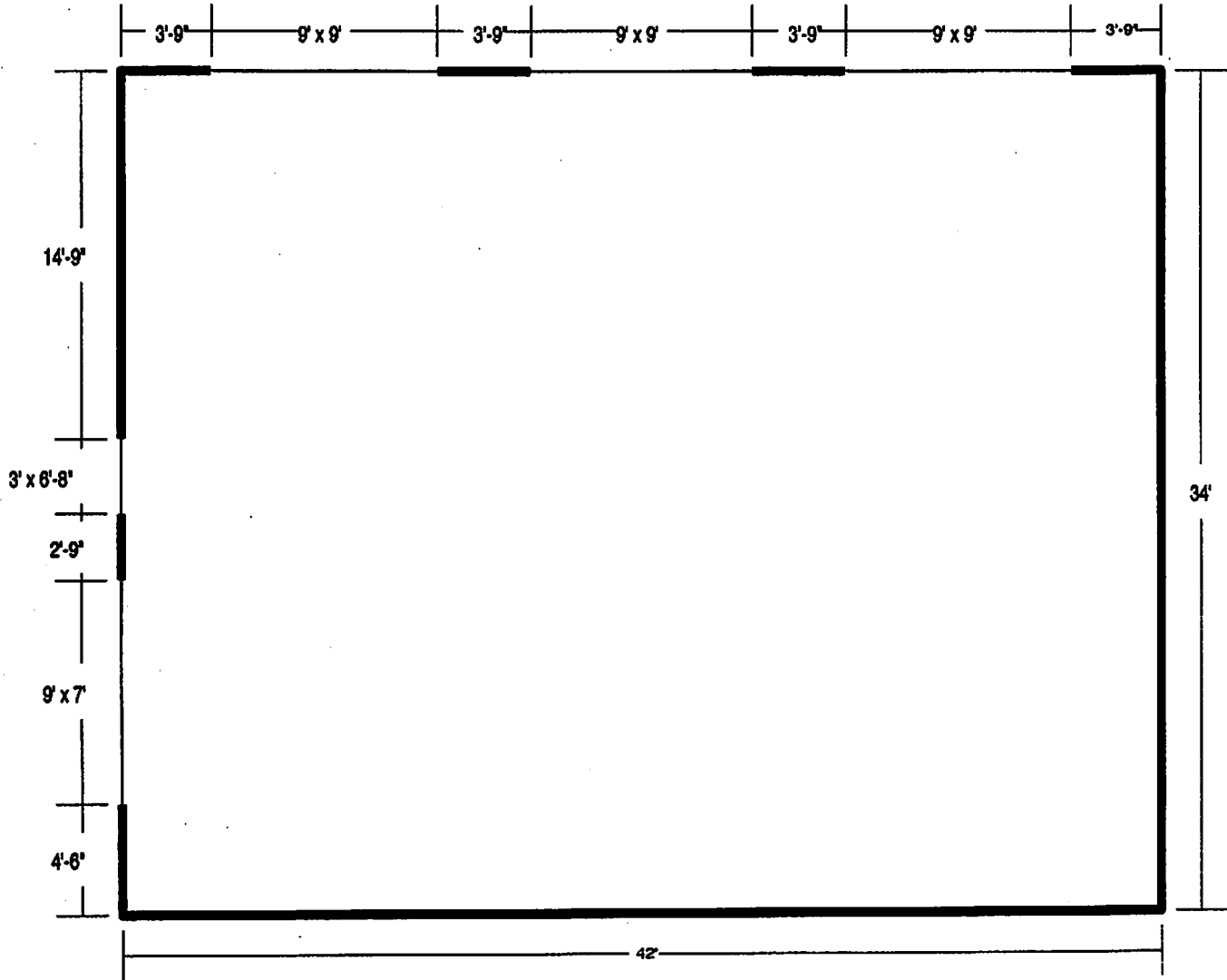
- Eave Back View
- (3) - CDP38 9X9 STD TOR WHITE CDP38 INSUL

Building Size: 34 feet wide X 42 feet long X 10 feet high

Approximate Peak Height (includes 1 row of concrete blocks): 16 feet 8 inches (200 inches)

# \*\*\* Garage Floor Plan.

Illustration May Not Depict All Options Selected



Building Size: 34 feet wide X 42 feet long X 10 feet high

Note: Wall construction is 2x6 @ 16" on center