



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### City Plan Commission

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Thursday, July 14, 2022

5:45 PM

Council Chambers

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#### Special Meeting

The meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by clicking this link (or typing the URL in your web browser address bar): <https://stream.lifesizecloud.com/extension/1271327/e7506959-fe5d-44ac-805c-9016fb33bd90>

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing [acklint@cityoflacrosse.org](mailto:acklint@cityoflacrosse.org), using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

#### Call to Order

#### Roll Call

#### Agenda Items:

[22-0858](#)

Request for exception to Multi-Family Housing Design Standards by Steve Schlicht allowing for an exception to the standard that building plans shall be prepared and approved by a Registered Architect for a project at 1024, 1034, 1036, 1038 Denton Street.

#### Adjournment

*Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.*

#### NOTICE TO PERSONS WITH A DISABILITY

*Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to [ADAcityclerk@cityoflacrosse.org](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*

#### City Plan Commission Members:

**Mayor Reynolds, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Matt Gallager Nabamita Dutta, Scott Neumeister.**





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 22-0858

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**Agenda Date:** 7/14/2022

**Version:** 1

**Status:** New Business

**In Control:** Judiciary & Administration Committee

**File Type:** Request

**Agenda Number:**

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

MULTI-FAMILY HOUSING DESIGN  
 COMMERCIAL DESIGN

Applicant (name and address):

STEVE SCHLICHT 1910 S. 31<sup>ST</sup> ST. LACROSSE WI. 54601

Owner of site (name and address):

STEVE SCHLICHT

Architect (name and address), if applicable:

NONE

Professional Engineer (name and address), if applicable:

NONE

Contractor (name and address), if applicable:

S+S FRAMING 729 LACROSSE ST. LACROSSE WI 54601

Address of subject premises:

1024 - 1034 - 1038 DENTON ST. LACROSSE

Tax Parcel No.: 17-30032-80 COMBINED #

Legal Description: (LAST PAGE ATTACHED)

Details of Exception Request:

I, STEVE SCHLICHT REQUEST THAT A LICENSED ARCHITECT SHOULD NOT BE REQUIRED IN THIS PROJECT.

Please explain why the standards of this ordinance should not apply to your property:

THE BUILDING IS UNDER 50,000 CUBIC FT. WHICH THE STATE OF WISCONSIN DOES NOT REQUIRE A STATE APPROVAL OR STAMP

REQUEST FOR EXCEPTION TO STANDARDS

(Check One)

MULTIFAMILY HOUSING DESIGN  
COMMERCIAL DESIGN

Applicant (name and address)

Owner of site (name and address)

Architect (name and address), if applicable

Professional Engineer (name and address), if applicable

Contractor (name and address), if applicable

Address of subject premises:

Tax Parcel No.

Legal Description

Details of Exception Request

Please explain why the standards of the ordinance should not apply to your request.

What other options have you considered and why were they not chosen:

I AM THE BUILDER OF THE 7<sup>th</sup> + JACKSON ST. BUILDING AND IT IS THE SAME, LICENSED ARCHITECT WAS NOT REQUIRED

Please explain how granting this/these exceptions is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:

THESE BUILDINGS ARE A VERY BASIC WOOD FRAMED BUILDING 28' WIDE AND 72' LONG WILL LOOK VERY NICE IN THE AREA, LOT IS PLENTY BIG.

Please explain the granting of the requested waiver(s) is consistent with the spirit and intent of the Ordinance; in particular, how will it meet the purpose of the Commercial District in which your property is located:

GRANTING THIS REQUEST WILL BE WHAT THE CITY NEEDS TO START THIS JOB AND GET IT DONE SO UNITS CAN BE SOLD TO INDIVIDUALS FOR A GOOD PRICE

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 request and that the above statements and any attachments submitted hereto are true and correct to the best of my knowledge and belief.

*[Handwritten Signature]*

(signature)

608-780-3570  
(telephone)

6-23-22  
(date)

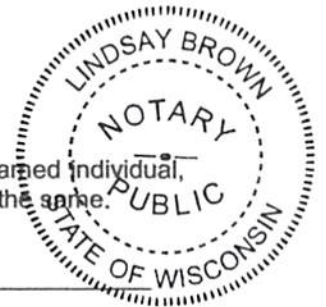
6087803570 @ CHARTER.NET  
(email)

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

Personally appeared before me this 23 day of June, 2022, 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



Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 23<sup>rd</sup> day of June, 2022.

When other parties have you contacted and why they not respond

Please explain how paying these expenses is consistent with providing the best interest to particular explain how it will impact relevant parties

Please explain how paying of the requested (investor) is consistent with the spirit and intent of the Contract in addition how will it meet the purpose of the Contract (State in which your property is located)

I hereby certify that I am the owner or authorized agent of the above named child(ren) and I have read and understand the content of this report and I am providing this information and any attachments contained herein in full and correct to the best of my knowledge and belief

(Signature)

(Telephone)

(Address)

STATE OF WISCONSIN

COUNTY OF WAUSAU

I hereby appear before you this day of \_\_\_\_\_ 20\_\_ the above named child(ren) as the parent who executed the foregoing instrument and acknowledge that the content of the same is true and correct to the best of my knowledge and belief



My Commission Expires \_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

Application shall before being with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development

Signed: Andrea Trane - per email  
Director of Planning & Development





# 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
<b>PROPOSED INSURED: Steve Schlicht</b>	
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.*

ALTA Commitment for Title Insurance **9-1-16**

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CHICAGO TITLE INSURANCE COMPANY



Transaction (with) Additional Data for...  
Main Office Title of La Crosse Wis  
130 West 7th St. La Crosse, Wis 54601  
Title Insurance  
Policy No. 17-30033-20  
Commission No. 17-30033-20  
Fidelity No. 17-30033-20  
Printed Address  
1024 Dexter Street (104-105) Drexel, La Crosse, Wis 54601

SCHEDULE A

1. Issuance Date: 03/06/2023 at 3:30 PM

2. Policy to be issued

341,000.00

(a) ALL-TITLE Insurance Policy

PREPARED BY: Steve Sautter

The policy is subject to the terms and conditions of the policy and the endorsement for fee schedule.

3. Title to be insured is the fee interest in the land as the Commission is vested in:

(b) Fee Interest

4. The land is described as follows:

Part of Lot 17 of Peterson's Addition to La Crosse and part of the NW 1/4 of Section 8 Township 18 North of Range 7 West, City of La Crosse, La Crosse County, Wisconsin, containing 0.1671 acres, beginning at a point at the southwest corner of the lot, and thence along the front line thereof 10 feet to the center line of the street, thence along the center line thereof East along the center line of Section Street 80 feet to the center line of the street, thence along the center line thereof East to the point of beginning.

The East 1/2 of the West 1/2 of Lot 17 of Peterson's Addition to La Crosse and part of the NW 1/4 of Section 8 Township 18 North of Range 7 West, City of La Crosse, La Crosse County, Wisconsin, containing 0.1671 acres, beginning at a point at the southwest corner of the lot, and thence along the front line thereof 10 feet to the center line of the street, thence along the center line thereof East along the center line of Section Street 80 feet to the center line of the street, thence along the center line thereof East to the point of beginning.

The amount of \$17,300.00 is the combined tax and interest amount.

Tax Parcel No. 17-30033-10

The 2021 taxes are in the amount of \$0.00.

Tax Parcel No. 17-30033-20

The 2021 taxes are in the amount of \$2,430.00, with first dollar credit of \$243.00, which is paid in full.

This policy is issued as a result of a 2021 All-TITLE Commitment for Title Insurance issued by the Company on 03/06/2023 at 3:30 PM. The commitment is subject to the terms and conditions of the policy and the endorsement for fee schedule.

The Association and this Association are not liable for any damages or losses resulting from the use of this policy. All other terms and conditions of the Association apply. The Association is not responsible for the accuracy of the information provided herein.

Tax Parcel Number	OwnerName	MailingAddress	MailCityStateZip	PROPADDCOMP
17-30031-40	ALEXANDRIA L DIVINE, IZAC D SHEFORGEN	3113 29TH CT S	LA CROSSE WI 54601	1611 & 1613 10TH ST S
17-30034-100	BARBARA FJERESTAD, SANDRA HEROLD	19157 468TH AVE	ESTELLINE SD 57234	1514 11TH ST S
17-30031-20	CHARLES CLARKIN	207 8TH ST S	LA CROSSE WI 54601	1014 DENTON ST
17-30034-50	CHILL PROPERTIES INC	3815 MORMON COULEE RD	LA CROSSE WI 54601	1519 11TH ST S, APT 1-6
17-30034-30	DENTON PROPERTIES LLC	905 BREEZY POINT RD	LA CROSSE WI 54603	1051 DENTON ST, APT 1-16
17-30032-50	GALADRIEL E KRUMP	1050 DENTON ST	LA CROSSE WI 54601-5519	1050 DENTON ST 1603 10TH ST S
17-30031-10	GOEHNER INVESTMENTS LLC	PO BOX 863	WEST SALEM WI 54669-0863	1002 DENTON ST
17-30031-30	GOEHNER INVESTMENTS LLC	N5243 HIDDEN RIVER RD	WEST SALEM WI 54669	1607 & 1609 10TH ST S
17-30034-60	GREGORY J TANKE	2814 ROBINHOOD DR	LA CROSSE WI 54601	1509 11TH ST S
17-30035-20	JAMES B HANSON	1519 10TH ST S	LA CROSSE WI 54601-5573	1519 10TH ST S
17-30034-120	JOEL C HEROLD, SANDRA M HEROLD	1019 DENTON ST	LA CROSSE WI 54601-5581	1019 DENTON ST
17-50275-60	KATHLEEN S OLSON	1525 11TH ST S	LA CROSSE WI 54601-5566	1525 11TH ST S
17-30034-110	MICHAEL J THESING	1520 11TH ST S	LA CROSSE WI 54601	1520 11TH ST S
17-30032-60	MICHAEL J WING, ELIZABETH R WING	1044 DENTON ST	LA CROSSE WI 54601	1044 DENTON ST
17-30034-40	NRE PROPERTIES LLC	1400 PINE ST	LA CROSSE WI 54601	1521 11TH ST S, APT 1-4
17-30032-100	RODNEY P VANTOL, SANDRA E VANTOL	1018 DENTON ST	LA CROSSE WI 54601-5519	1018 DENTON ST
17-30034-130	RONALD DELONG, MOLLY POELLINGER	1013 DENTON ST	LA CROSSE WI 54601-5581	1013 DENTON ST
17-30034-20	SHEA EALEY RENTALS LLC	PO BOX 863	WEST SALEM WI 54669-0863	1408 WEST AVE S
17-30032-40	TAFF PROPERTIES LLC	1510 WEST AVE S	LA CROSSE WI 54601	1510 WEST AVE S
17-30032-55	TAMMI J SMITH-THOMAS	1502 WEST AVE S	LA CROSSE WI 54601-5530	1502 WEST AVE S
17-30035-10	THAO MOUA, KA ZANG LEE	1523 10TH ST S	LA CROSSE WI 54601-5573	1523 10TH ST S
17-30032-90	VANG YING, CHONGWA LEE	1022 DENTON ST	LA CROSSE WI 54601-5519	1022 DENTON ST

**Properties within 200 feet of 1024-1034-1036-1038 Denton Street (17-30032-80)**

<b>Applicant</b>	STEVE SCHLICHT	1910 31ST ST S	LA CROSSE WI 54601
<b>Applicant</b>	STEVE SCHLICHT - S&S FRAMING	729 LA CROSSE ST	LA CROSSE WI 54601

Properties within 200 feet of 1024 Denton Street



**NOTICE OF HEARING ON  
REQUEST FOR EXCEPTION TO STANDARDS  
FOR MULTI-FAMILY HOUSING DESIGN STANDARDS**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Common Council of the City of La Crosse by its Judiciary and Administration Committee will hold a public hearing upon the **Request of Steve Schlicht for an Exception to Multi-Family Design Standards** under Chapter 115, Article VII of the Code of Ordinances of the City of La Crosse allowing for **an exception to the standard that building plans shall be prepared and approved by a Registered Architect.**

Said property is generally located at 1024, 1034, 1036, and 1038 Denton Street and is further described as follows:

*Tax Parcel 17-30032-80*

*PETERSONS ADDITION E1/3 OF W1/2 LOT 17 & THAT PRT NE-NW LYG BETWEEN S LN DENTON ST & E1/3 OF W1/2 LOT 17 & PETERSONS ADDITION W 90FT OF E 136FT LOT 17 & THAT PRT NE-NW LYG ADJ TO W 90FT OF E 136FT LOT 17 & LYG S OF S LN DENTON ST*

The City Plan Commission will meet to consider such application on **Thursday, July 14, 2022 at 5:45 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Thursday, July 14, 2022 at 5:50 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, July 14, 2022 at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The application and supporting documentation may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, or in the Legislative Information Center which can be accessed from the City website at [www.cityoflacrosse.org](http://www.cityoflacrosse.org) (search for File 22-0858).

Dated this 23<sup>rd</sup> day of June, 2022.

Nikki M. Elsen, City Clerk  
City of La Crosse

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Publish: June 28 and July 5, 2022  
One (1) Affidavit



OFFICE OF THE MAYOR  
LA CROSSE

22-0858

**SHORT CIRCUIT**  
**per request to expedite action**  
**Sec. 2-34 of the La Crosse Municipal Code**

June 23, 2022

I hereby approve the request for expedited action pursuant to Sec. 2-34 of the La Crosse Municipal Code and further agree to submit the attached legislation "*Request for exception to Multi-Family Housing Design Standards by Steve Schlicht allowing for an exception to the standard that building plans shall be prepared and approved by a Registered Architect for a project at 1024, 1034, 1036, 1038 Denton Street*" to special meetings of the City Plan Commission and Judiciary & Administration Committee to be considered by the members thereof.

This approval is based upon fees to expedite being paid by requestor, a completed application as reviewed by appropriate staff and given due to the time element necessitating consideration of the attached legislation at the earliest possible date.

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Mayor Mitch Reynolds

*Note: Request for special meeting made by applicant with special meeting fees paid. Special meeting needed in order to have approval in July.*