

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES



Petitioner (name and address):

All Space Matters Inc W4917 Battlestone Station Rd, La crosse WI 54601  
Rick Molzahn 259 Larkspur Lane Onalaska, WI 54650

Owner of site (name and address):

Rick Molzahn 259 Larkspur Lane Onalaska, WI 54650

Address of subject premises:

NE corner vacant of Hwy 16 1822 State St Hwy 16

Tax Parcel No.:

s 17-010460220, 17-10460-150, 17-10460-130, 17-10460-110

Legal Description (must be a recordable legal description; see Requirements):

see attached

Zoning District Classification:

C1 - Local Business District + C2 - Commercial

Proposed Zoning Classification:

R2 - Residence District

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:

Vacant with Billboards. Property North of Burn Boot camp

Property is Proposed to be Used For:

Residential - 6, two-unit, structures for condos  
lots will be combined.

Proposed Rezoning is Necessary Because (Detailed Answer):

Elevation, restricted driveway access for lower density, the 2 billboards that have easements.

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


This R2 zoning is more consistent with the residential to the East.

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

This is a use that is consistent with much of the surrounding properties and takes into account the restrictions of the properties challenges.

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 3rd day of January, 2025.

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.

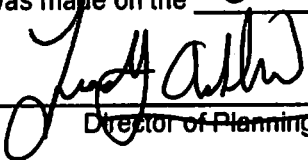
  
(signature)

414-897-3500 1-3-25  
(telephone) (date)

DspaceMatters@gmail.com  
(email)

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

Review was made on the 6th day of January, 2025

Signed:  Planning Manager  
Director of Planning & Development

AFFIDAVIT

STATE OF WI )  
COUNTY OF LaCrosse ) ss

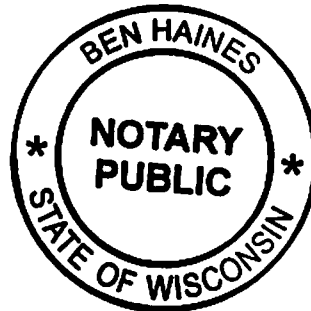
The undersigned, Richard Molzahn Trustee, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of WI.
2. That the undersigned is (one of the) legal owner(s) of the property located at HWY 16 / ERUITA ROAD (See Parcel #s below)
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Richard Molzahn  
Property Owner Trustee

Subscribed and sworn to before me this 03 day of January 2025

[Signature]  
Notary Public  
My Commission expires 9/10/2028



Parcel Number  
17-10460-150  
17-10460-220  
17-10460-110  
17-10460-130

Full legal combernead

Part of the SE ¼ of the NE ¼ of Section 21, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin, including parts of Lots 12 to 22, Block 2, part of Lot 20, Block 3, part of vacated alleys in said Block 2 and Block 3 and part of vacated Spring Street, all in Cold Springs Addition described as follows:

Commencing at the Northeast corner of said Section 21, thence S 18°11'07" W 1644.20 feet to the easterly line of State Road 16 and the northwest corner of said Lot 22, Block 2, Cold Springs Addition and the point of beginning;

thence, along the north line of said Block 2, S 86°09'45" E 160.39 feet to the easterly line of said vacated alley;

thence, along said easterly line, S 14°58'15" W 5.00 feet;

thence N 86°09'45" W 10.19 feet to the centerline of said alley;

thence, along said centerline and southerly extension thereof, S 14°58'15" W 546.11 feet to the easterly extension of the south line of said Lot 20, Block 3;

thence, along said easterly extension and south line, N 86°09'45" W 117.55 feet to the said easterly line of State Road 16;

thence, along said easterly line, N 09°16'25" E 39.54 feet;

thence, continuing along said easterly line, N 15°40'10" E 102.17 feet;

thence, continuing along said easterly line, N 10°19'28" E 80.52 feet;

thence, continuing along said easterly line, N 15°40'10" E 101.50 feet;

thence, continuing along said easterly line, N 08°33'07" E 215.10 feet;

thence, continuing along said easterly line, N 14°49'14" E 7.81 feet to the point beginning.

Subject to easements, covenants and restrictions of record.

Containing 1.61 acres.

**EXHIBIT "B"**  
**Legal Description of the Property**

**PARCEL A:** PART OF LOTS 17, 18, 19, 20, 21, AND 22 IN BLOCK 2 OF PLAT OF COLD SPRINGS IN THE TOWN OF CAMPBELL, NOW IN THE CITY OF LA CROSSE AND PART OF GOVERNMENT LOT 7 OF SECTION 21, T16N, R7W, BEING PART OF THE VACATED WEST HALF OF THE ALLEY IN SAID BLOCK 2 OF PLAT OF COLD SPRINGS, LA CROSSE COUNTY, WI; DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE N41°01'18"W 756.65 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF THE PLAT OF COLD SPRINGS; THENCE N13°59'28"E ALONG SAID CENTERLINE 42.43 FEET; THENCE CONTINUING ALONG SAID CENTERLINE N15°01'56"E 263.81 FEET TO THE POINT OF BEGINNING; THENCE N86°00'06"W ALONG THE SOUTH LINE OF SAID LOT 17 AND ITS EXTENSION 125.71 FEET TO THE EAST RIGHT OF WAY OF STATE ROAD 16; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N15°44'48"E 19.87 FEET AND N8°37'45"E 222.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 22, BLOCK 2; THENCE S85°57'50"E ALONG THE NORTH LINE THEREOF 150.88 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF SAID BLOCK 2; THENCE S15°05'12"W ALONG SAID CENTERLINE 122.51 FEET; THENCE CONTINUING ALONG SAID CENTERLINE S15°01'56"W 123.55 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS APPROXIMATELY 33,124 Sq. Ft.

**PARCEL B:** PART OF LOTS 14, 15, AND 16 IN BLOCK 2 OF PLAT OF COLD SPRINGS IN THE TOWN OF CAMPBELL, NOW IN THE CITY OF LA CROSSE AND PART OF GOVERNMENT LOT 7 OF SECTION 21, T16N, R7W, BEING PART OF THE VACATED WEST HALF OF THE ALLEY IN SAID BLOCK 2 OF PLAT OF COLD SPRINGS, LA CROSSE COUNTY, WI; DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE N41°01'18"W 756.65 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF THE PLAT OF COLD SPRINGS; THENCE N13°59'28"E ALONG SAID CENTERLINE 42.43 FEET; THENCE CONTINUING ALONG SAID CENTERLINE N15°01'56"E 140.75 FEET TO THE POINT OF BEGINNING; THENCE N86°00'06"W ALONG THE SOUTH LINE OF SAID LOT 14 AND ITS EXTENSION 124.00 FEET TO THE EAST RIGHT OF WAY OF STATE ROAD 16; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N11°23'02"E 42.19 FEET AND N15°44'48"E 80.63 FEET TO THE NORTH LINE OF SAID LOT 16, BLOCK 2; THENCE S86°00'06"E ALONG THE NORTH LINE THEREOF 125.71 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF SAID BLOCK 2; THENCE S15°01'56"W 123.06 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS APPROXIMATELY 15,209 Sq. Ft.

**PARCEL C:** PART OF LOTS 12 AND 13 IN BLOCK 2, AND PART OF LOT 20, BLOCK 3 OF PLAT OF COLD SPRINGS IN THE TOWN OF CAMPBELL, NOW IN THE CITY OF LA CROSSE AND PART OF GOVERNMENT LOT 7 OF SECTION 21, T16N, R7W, BEING PART OF THE VACATED PORTION OF SPRING STREET AND BEING PART OF THE VACATED WEST HALF OF THE ALLEY IN SAID BLOCK 2 AND 3 OF PLAT OF COLD SPRINGS, LA CROSSE COUNTY, WI; DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE N41°01'18"W 756.65 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF THE PLAT OF COLD SPRINGS AND THE POINT OF BEGINNING; THENCE N85°44'34"W ALONG THE SOUTH LINE OF SAID LOT 20 AND ITS EXTENSION 120.19 FEET TO THE EAST RIGHT OF WAY OF STATE ROAD 16; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N9°02'06"E 38.79 FEET TO THE NORTH LINE OF SAID LOT 20; THENCE CONTINUING ALONG SAID RIGHT OF WAY N16°23'03"E 100.62 FEET AND N1°23'02"E 42.83 FEET TO THE NORTH LINE OF SAID LOT 13, BLOCK 2; THENCE S86°00'06"E ALONG THE NORTH LINE THEREOF 124.00 TO THE CENTERLINE OF THE VACATED ALLEY OF SAID BLOCK 2; THENCE S15°01'56"W 140.75 FEET; THENCE CONTINUING ALONG SAID CENTERLINE S13°59'28"W 42.43 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS APPROXIMATELY 21,986 Sq. Ft.

EXHIBIT "A"

Legal Description of the Sign Location Easements

**Sign #1** - BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 22, THENCE S85°57'50"E ALONG THE NORTH LINE THEREOF 61.00 FEET; THENCE S4°02'10"W 25.00 FEET; THENCE N85°57'50"W 63.00 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 16; THENCE N8°37'45"E 25.08 FEET TO THE POINT OF THE BEGINNING

**Sign #2** - BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, THENCE S86°00'06"E ALONG THE NORTH LINE THEREOF 55.46 FEET; THENCE S11°23'02"W 29.62 FEET; THENCE N79°30'48"W 55.00 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 16; THENCE N11°23'02"E 23.36 FEET TO THE POINT OF BEGINNING

THIS GRANT OF EASEMENTS is executed by the undersigned parties as of the dates set forth below but effective as of the date first set forth above.

WITNESSES:

Mark Sattler

Jeanne M. McIlwain

GRANTOR:

Richard A. Muzik

By: Trustee

Name:

Title:

ACKNOWLEDGMENT

State of WISCONSIN

County of LA CROSSE

That on this day came before me the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the said County and State, appeared in person the within named Richard Muzik to me personally known, who stated that he is the Trustee of Richard F. Muzik Dr. Trust a Trust, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said entity, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

In testimony whereof, I have hereunto set my hand and official seal this 9 day of JULY, 24.

Danielle P. Martin  
Notary Public  
Printed Name: Danielle P. Martin  
Notary No/Bar Roll No.: \_\_\_\_\_  
My commission is: 09-24-2020

This Instrument Prepared By:  
James R. McIlwain  
5551 Corporate Blvd  
Baton Rouge, LA 70808  
STATE OF WISCONSIN



GRANT OF EASEMENTS

\* UNITED STATES OF AMERICA

\*

\*

BY: RICHARD F. MOLZAHN  
IRREVOCABLE TRUST

\* STATE OF WISCONSIN

TO: TLC PROPERTIES, LLC

\* COUNTY OF LA CROSSE

\*\*\*\*\*

This Grant of Easements (this "Agreement") is made this 1st day of July, 2024, by and between Richard F. Molzahn Irrevocable Trust, whose address is 259 East Larkspur Lane, Onalaska, WI 54650 ("Grantor"), and TLC PROPERTIES, LLC, whose address is 5321 Corporate Boulevard, Baton Rouge, LA 70808 (TIN: 72-0640751) ("Grantee").

The Grantor, its successors and assigns, do hereby grant, sell and convey unto Grantee, its successors and assigns, two perpetual easements for outdoor advertising structures and all necessary or desirable appurtenances on, over and upon Grantor's real property described herein. The easements granted herein shall consist of (i) easements for the location, construction, maintenance and operation of two outdoor advertising structures, the bases of which shall be located within the area described in Exhibit "A" attached hereto and incorporated herein (the "Sign Location Easements") as well as (ii) easements for access, maintenance, visibility, utility services and overhang (the "Access, Maintenance, Visibility, Utility and Overhang Easement") on, over and upon Grantor's real property described in Exhibit "B" attached hereto and incorporated herein (the "Property"). Collectively, the Sign Location of both Easements and the Access, Maintenance, Visibility, Utility and Overhang Easement are herein referred to as the "Easements."

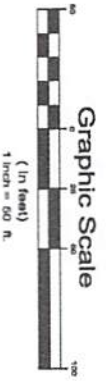
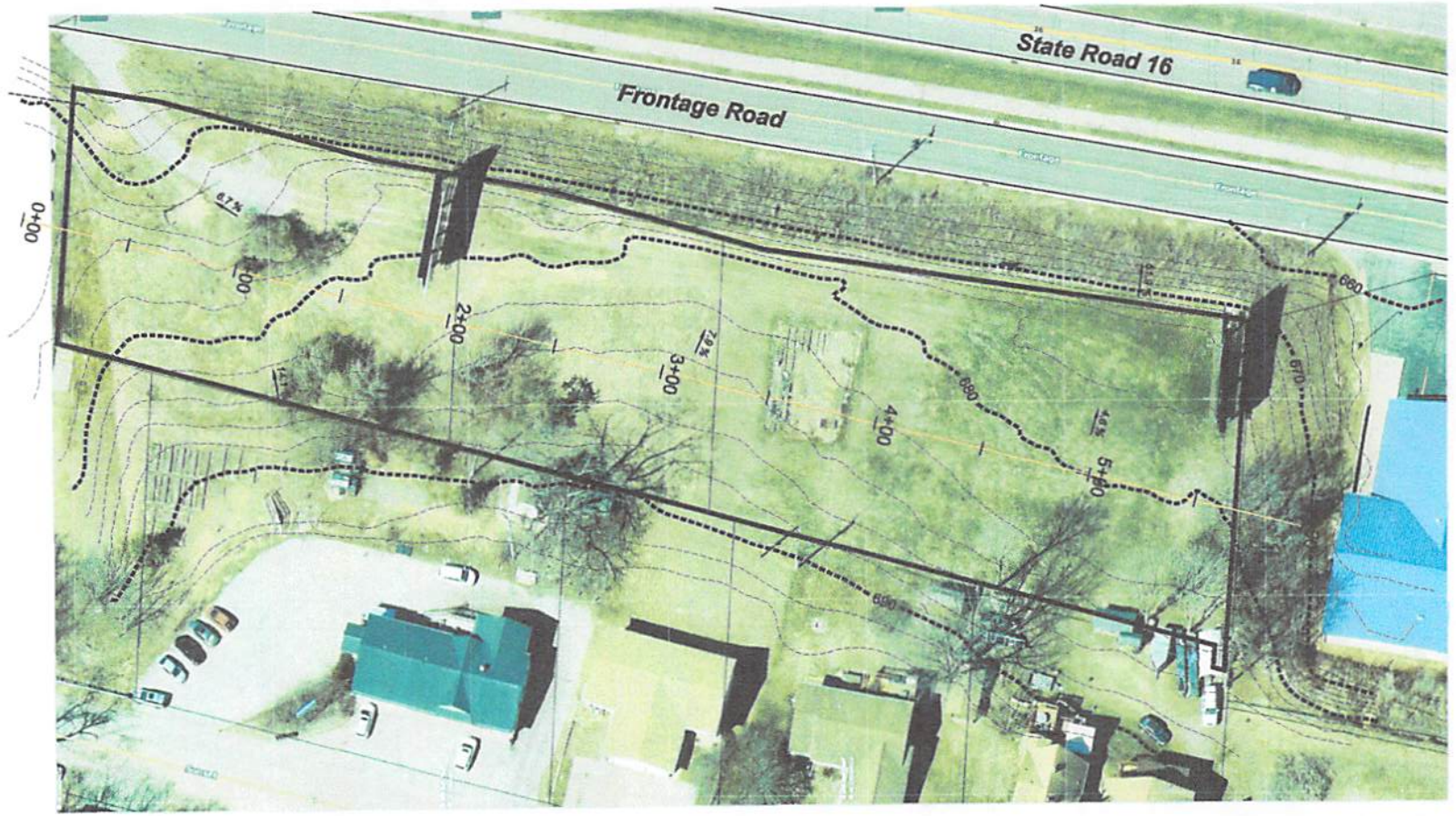
Grantor herein grants the perpetual Easements subject to the following terms and conditions:

The Easements shall consist of perpetual easements of use that run with the land and shall include the right to construct, repair, service, maintain, improve and modify the outdoor advertising structure to have as many advertising faces as are allowed by local and state law, including changeable copy faces and/or electronic faces and to replace or rebuild any outdoor advertising structure within the Sign Location Easements. The Easements shall include but not be limited to a right of ingress and egress, a right of overhang for the outdoor advertising structure, a right to install, repair, replace and maintain underground and/or above ground electrical service to the outdoor advertising structures, a right to maintain telecommunication devices as it relates to the outdoor advertising structures only and a right of view, prohibiting vegetation or improvements on the Property described herein that would obstruct the view of the outdoor advertising structure from the adjoining highway.





Bearing basis: Wisconsin Coordinate System South - NAD 1983 - (1991)  
East line of NE ¼, Sec. 21, T16N-R7W bears S 22° 22' 00" E  
Section breakdown based, in part, on County Surveyor data.



Plan View



Example of Look

7:29



👍👎 27

2 shares 61.2K plays

👍 Like

💬 Comment

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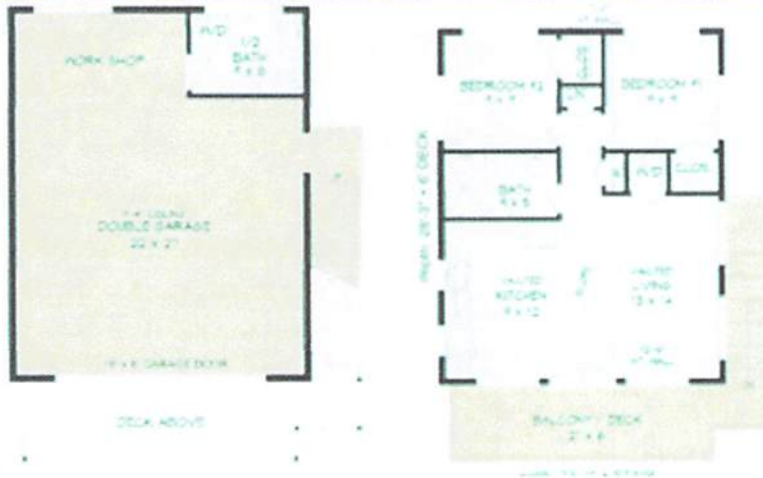


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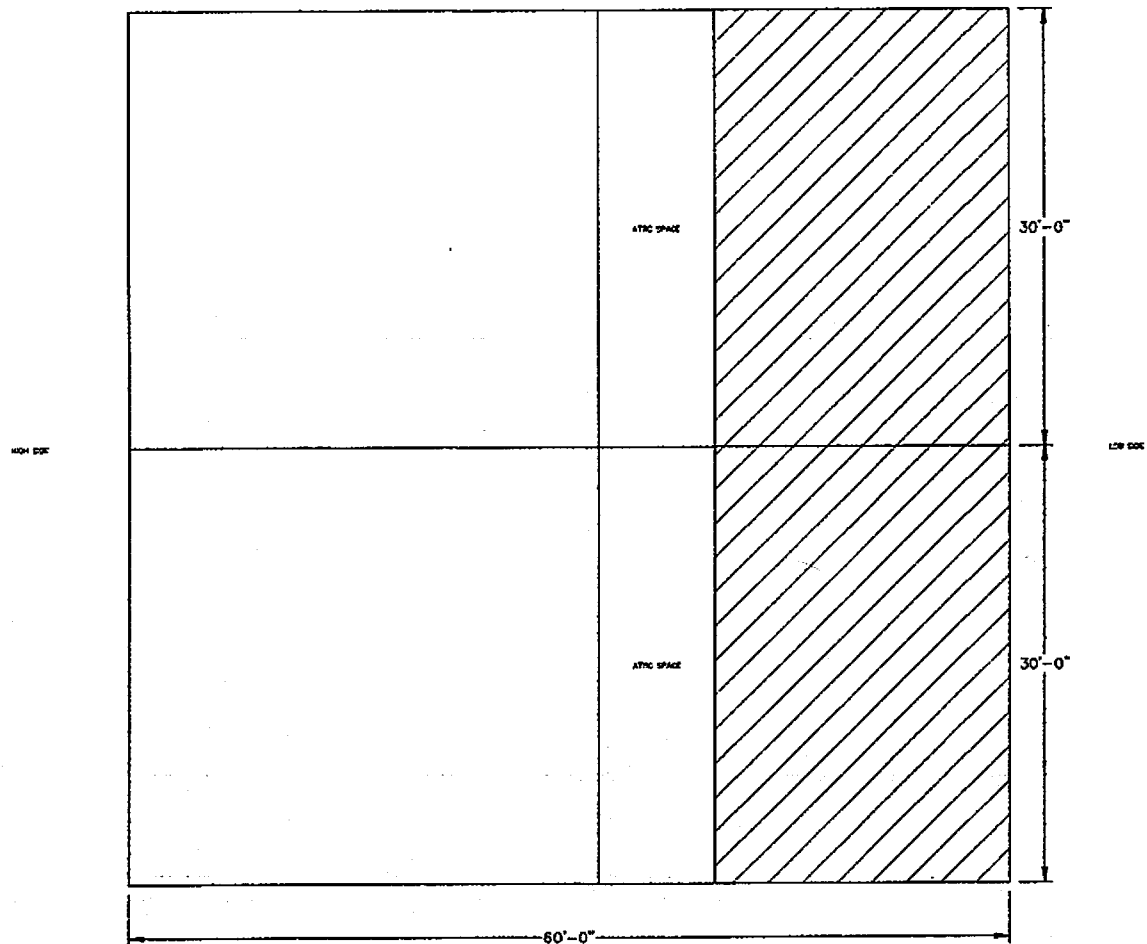
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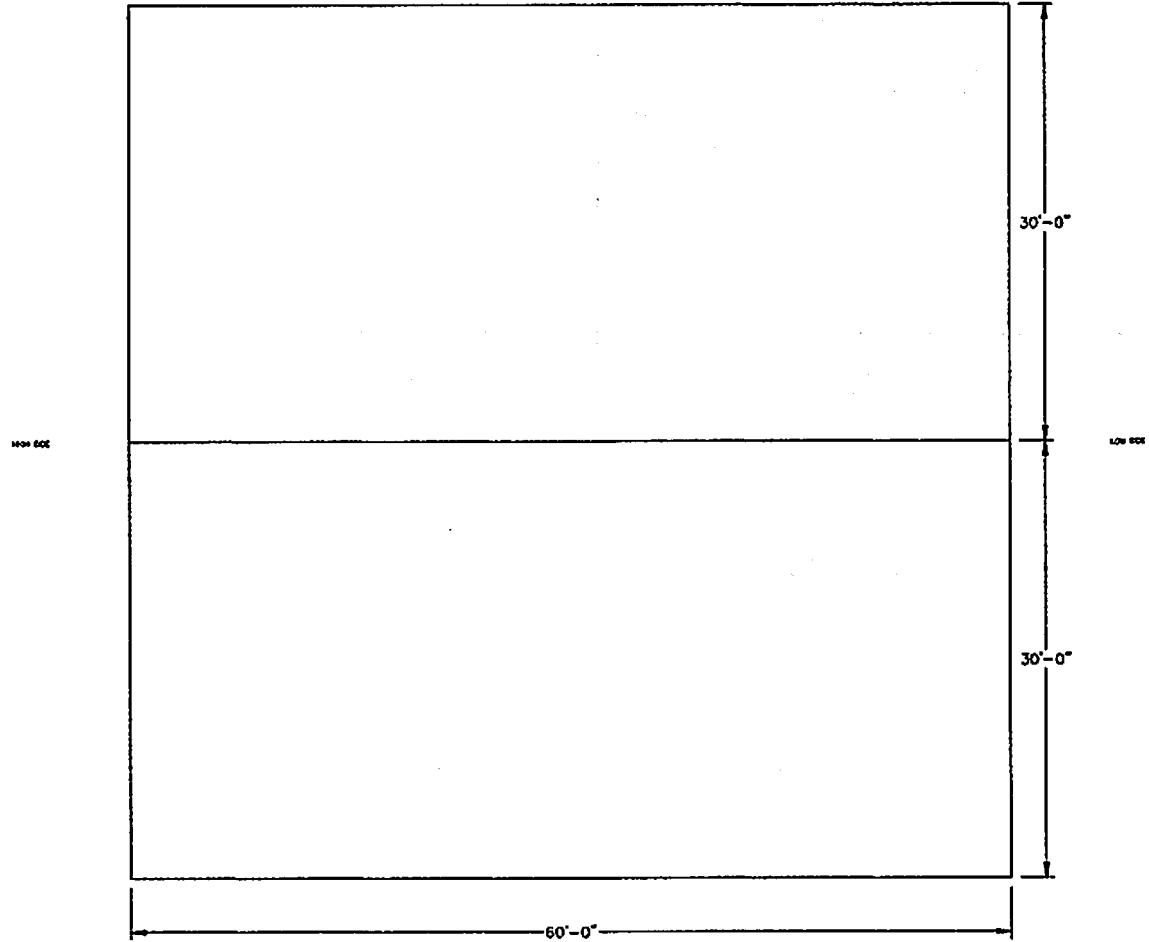
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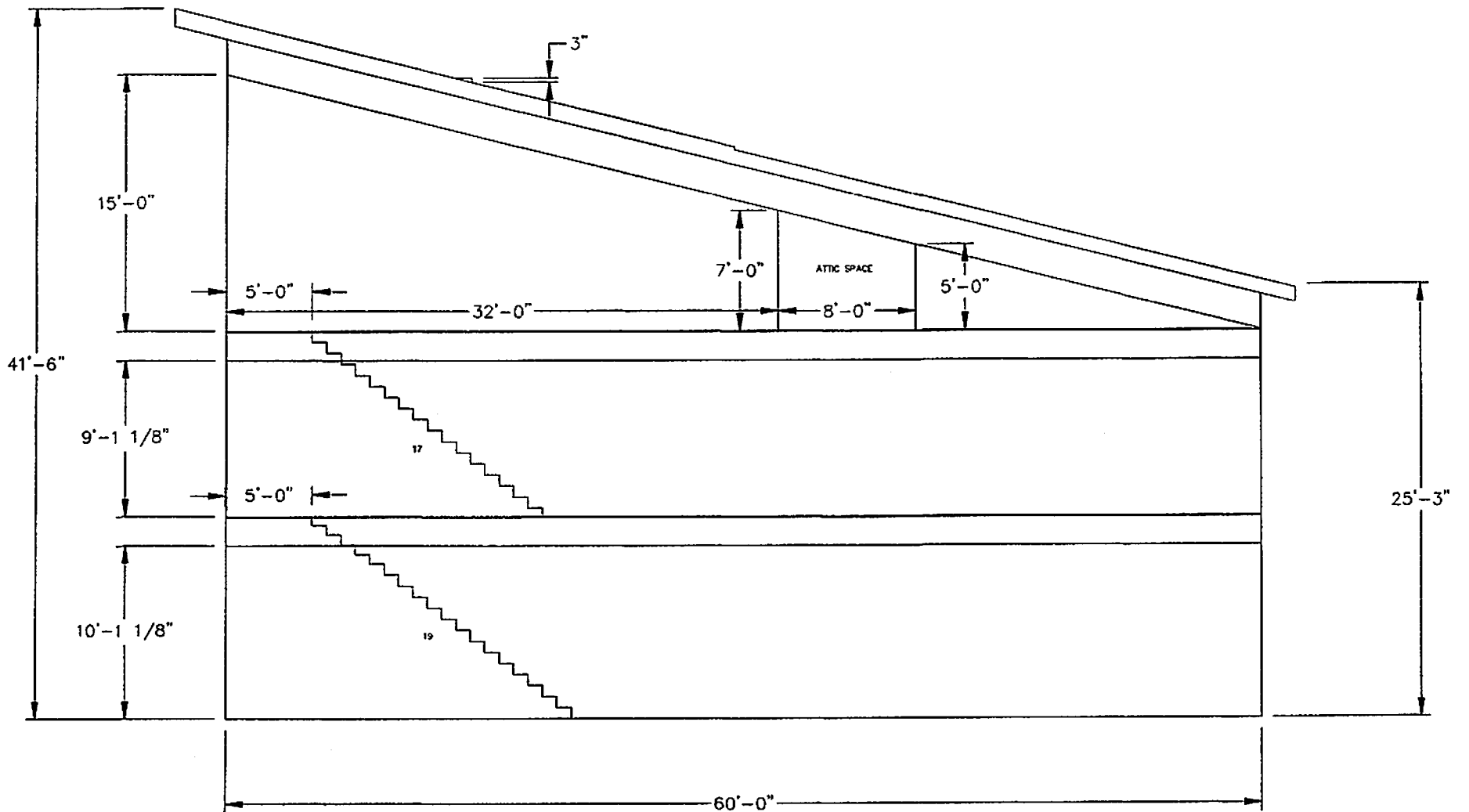
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THIRD FLOOR - LOFT

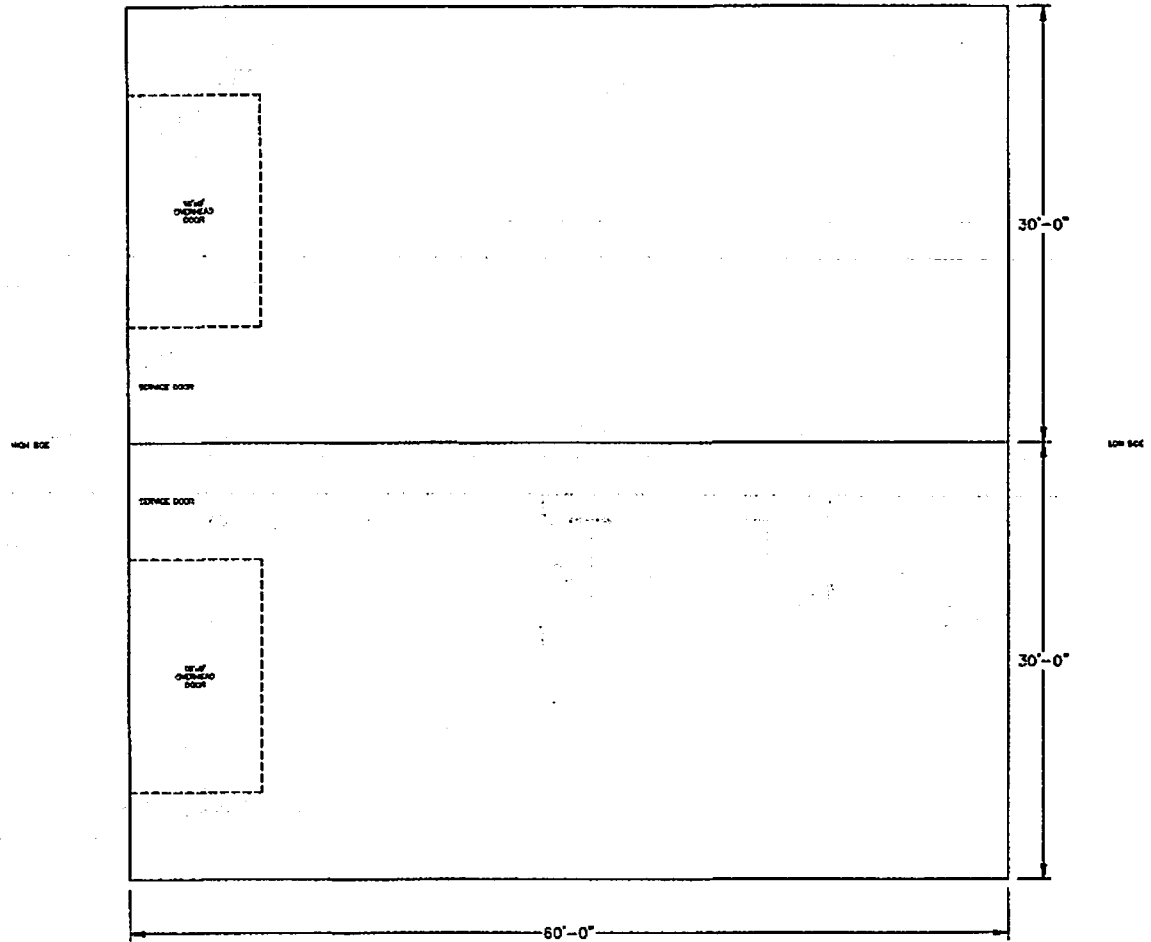


SECOND FLOOR – HOME





# FIRST FLOOR - GARAGE



Utilities

