

## City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

## **Meeting Agenda - Final**

## **Judiciary & Administration Committee**

Thursday, July 14, 2022 5:50 PM Council Chambers
City Hall, First Floor

## **Special Meeting**

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

Agenda items approved for public hearing by the committee are open to public comment. 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 City Clerk at the email or phone number below so we can provide you with information to join.

Members of the public who would like to provide written comments on any agenda may do so by emailing cityclerk@cityoflacrosse.org, using a drop box outside of City Hall or mailing the City Clerk, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7510.

Public hearings before the respective standing committee shall be limited to 15 minutes for the proponents; followed by 15 minutes for the opponents and three-minute rebuttal for each side unless such time is extended by a majority vote of the committee. All speakers at a public hearing of the standing committees shall speak no more than three (3) minutes unless waived by the Chair or a majority of the committee.

### 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.

Public Hearing

Short-circuited by Mayor Reynolds on 6/23/2022.

## **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, with as much advance notice as possible.

**Judiciary & Administration Committee Members:** 

Andrea Richmond, Chris Kahlow, Scott Neumeister, Justice Weaver, Mackenzie Mindel, Chris Woodard, Jennifer Trost



## City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

## **Text File**

File Number: 22-0858

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. 315 ST. CACROSSE 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:  |
| SIS FRAMING 729 LA CROSSE ST. LA CROSSE WI 54601   |
| Address of subject premises:  1024 - 1034 - 1038 DENTON ST. LA CROSSE  |
| Tax Parcel No .: 17-30032-80 combines #  |
| Legal Description: (LAST PAGE ATTACHED)  |
|  |
|  |
| Details of Exception Request: I, STEVE SCHLICHT REQUEST  THAT A LISCENSED ARCHITECT SHOULD NOT   |
| THAT A LISCENSED ARCHITECT SHOULD NOT<br>BE REQUIRED IN THIS PROJECT.  |
|  |
| Please explain why the standards of this ordinance should not apply to your property:  THE BUILDING 15 UNDER 50,000 CUBIC FT.  WHICH THE STATE OF WISCONSIN DOES NOT |
| REQUIRE A STATE APPROVAL OR STAMP  |

(Chack One)

# MULTI-FAMILY HOUSING DESIGN COMMERCIAL DESIGN

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| Architect (name and audross), if applicable  |
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| Professional Engineer (runne and address), " coplicable:   |
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| Contractor (neme and oddress), if applicable   |
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| Address of autyect promises:   |
| Tax Parcel Mo.   |
| Legal Description:   |
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| Details of Exception Request:  |
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| What other options have you considered and why were they not chosen:  I Am THE BUILDER OF THE 7th TACKSON ST.  |
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| I AM THE BUTCHER OF THE T & VACTOR SE  |
| BUILDING AND IT IS THE SAME, LISCENSED<br>ARCHITECT WAS NOT REQUIRED   |
| ARCHITET WAS NOT RECOTALS  |
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| 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' WISE AND 72' LONG WILL LOOK VERY MCE IN THE AREA, LOT IS PLENTY BIG.   |
| Wise AND 72' LONG WILL LOOK VERY MCE   |
| IN THE AREA, LOT IS PLENTY BIG.  |
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| 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  |
| 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  |
| INDIVIDUALS FOR A GOOD DRICE   |
|  |
| 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.  |
| (signature)  |
| 608-780-3570 6-23-22   |
| 608-780-3570 6-23-22<br>(telephone) (date)   |
| 6087803570 € CHARTER. NET  |
| (email)  |
| STATE OF WISCONSIN )   |
| (email)  STATE OF WISCONSIN ) SS.  COUNTY OF LA CROSSE )  NOTARL  NOTARL   |
| COUNT OF EACHOSSE  |
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| to the known to be the person who executed the loregoing instrument and acknowledged the same. OBLIO   |
| to me known to be the person who executed the foregoing instrument and acknowledged the same. UBLIC Many Public Notary Public No |
|  |
| My Commission Expires: <u>02/25/2025</u>   |
|  |
| 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 day of June, 2022  |
| Review was made on the day of VVV +, 20 Z.   |

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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

22-WI-99820

Commitment Number: Revision Number:

Property Address:

1024 Denton Street; 1034-1038 Denton Street, La Crosse, WI 54601

## SCHEDULE A

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

- 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

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 2 1



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Property Additional

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ABUDGENOZ

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Plan of Egg 17 of Petersop's Adollion to La Crosso and nath of the NEC (A. of the NW 154 of Succion S Toyondalb 15 Morth at Rande 7 Vetab (119 of La Crabba), Le Crabbe Graphy, Calebourth, Eric 200 mil 21 bou f ton 17 described as follows: Stephologies of policy as now West, in Southeast content of the Local and this Could be also in a second fill bear thereon their of 120 less in an in a large of the Court has been et Comen. Those himned Earl along said cloude in Land to Comen State (190 teet even et la land file en the or less, to the point of beginning.

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Long through No. 17-00044-80 is the combined tox calcal rumors.

Tax Parcel No. 17-3003240

The 2001 taxes are in the amount of \$0.00.

To . Parcal No. 17-30032-30

7 pp. 2021 (avery are in the amount of 92.452.88), with First Poiser Greek of 974.25, for that there is  $\sim$ 

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| 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)

| Applicant | STEVE SCHLICHT               | 1910 31ST ST S   | LA CROSSE WI 54601 |
|-----------|------------------------------|------------------|--------------------|
| Applicant | STEVE SCHLICHT - S&S FRAMING | 729 LA CROSSE ST | LA CROSSE WI 54601 |



## 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 <a href="https://www.cityoflacrosse.org">www.cityoflacrosse.org</a> (search for File 22-0858).

| Dated this 23rd day of June, 2022. |   |
|------------------------------------|---|
|                                    | Nikki M. Elsen, City Clerk<br>City of La Crosse |
| Publish: June 28 and July 5, 2022  |   |
| One (1) Affidavit                  |   |



## OFFICE OF THE MAYOR LACROSSE

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.

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.