

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Karl J. Schilling / Property Logic LLC  
PO Box 2132  
La Crosse, WI 54602-2132

Owner of site (name and address):

Property Logic LLC  
PO Box 2132, La Crosse, WI 54602-2132

Address of subject premises:

3001 State Road

Tax Parcel No.: 17-40114-10

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

Please see attached.

Zoning District Classification: R1-Single Family

Proposed Zoning Classification: R2-Residence

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:

One 3-bedroom residential rental unit +  
One Vacant Unit (formerly a cosmetology Salon per variance)

Property is Proposed to be Used For:

One 3-bedroom residential rental unit +  
One Efficiency residential apartment

Proposed Rezoning is Necessary Because (Detailed Answer):

The cosmetology space is no longer adequate to meet the service needs of the cosmetology industry; the industry requires additional space for ancillary services (e.g. nails, facials, etc.)

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

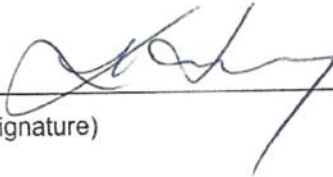
Converting the salon space to an efficiency apartment brings the property in line with other multi-unit residential properties in the area. It will also provide a benefit as it will reduce traffic and parking needs at the premises. It is a zoning "downgrade" from commercial use to residential use.

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

Converting the vacant, obsolescent cosmetology space into a residential unit aligns with the Plan's stated goal to: Improve existing neighborhoods by redeveloping... obsolescent properties... and filling vacant or undertutilized sites.

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 13th day of November 2023.

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)

608-881-6222 11/13/23  
(telephone) (date)

ks.propertylogic@gmail.com; ruth.propertylogic@gmail.com  
(email)

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

Review was made on the 29th day of November, 2023

Signed:  Planning Manager  
Director of Planning & Development

AFFIDAVIT

STATE OF )  
 ) ss  
COUNTY OF )

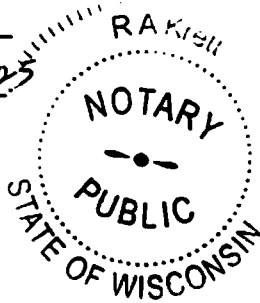
The undersigned, Karl J. Schilling, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 3001 State Road, La Crosse, WI.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

[Signature]  
Property Owner

Subscribed and sworn to before me this 13 day of November, 2023

[Signature]  
Notary Public  
My Commission expires 3/16/2025





Property Logic LLC  
PO Box 2132  
La Crosse, WI 54602-2132

November 20, 2023

Mrs. Tim Acklin  
Planning Manager, City of La Crosse  
400 La Crosse Street  
La Crosse, WI 54601

RE: 3001 State Road Rezoning Request

Attached is a request to rezone 3001 State Road from R1 Single Family to R2 Residence. The premises currently has a variance to allow commercial use, specifically for a cosmetology salon. During the past several years, the cosmetology industry has expanded its services to include nails, facials and other premium beauty services. When the previous salon operator vacated the premises in January 2023, we tried to find a cosmetology business to lease the space but no one was interested due to the limited space.

With very minimal interior work done to the premises (shower, cabinets, countertop & appliances), the cosmetology space can be converted into an efficiency apartment. This would result in 2 residential units at the premises. This work meets the City's Long Range Comprehensive Plan Goal of improving existing neighborhoods by redeveloping obsolete properties and filling vacant space. It will also reduce the traffic and parking needs at the premises, thus, addressing neighbor complaints and concerns.

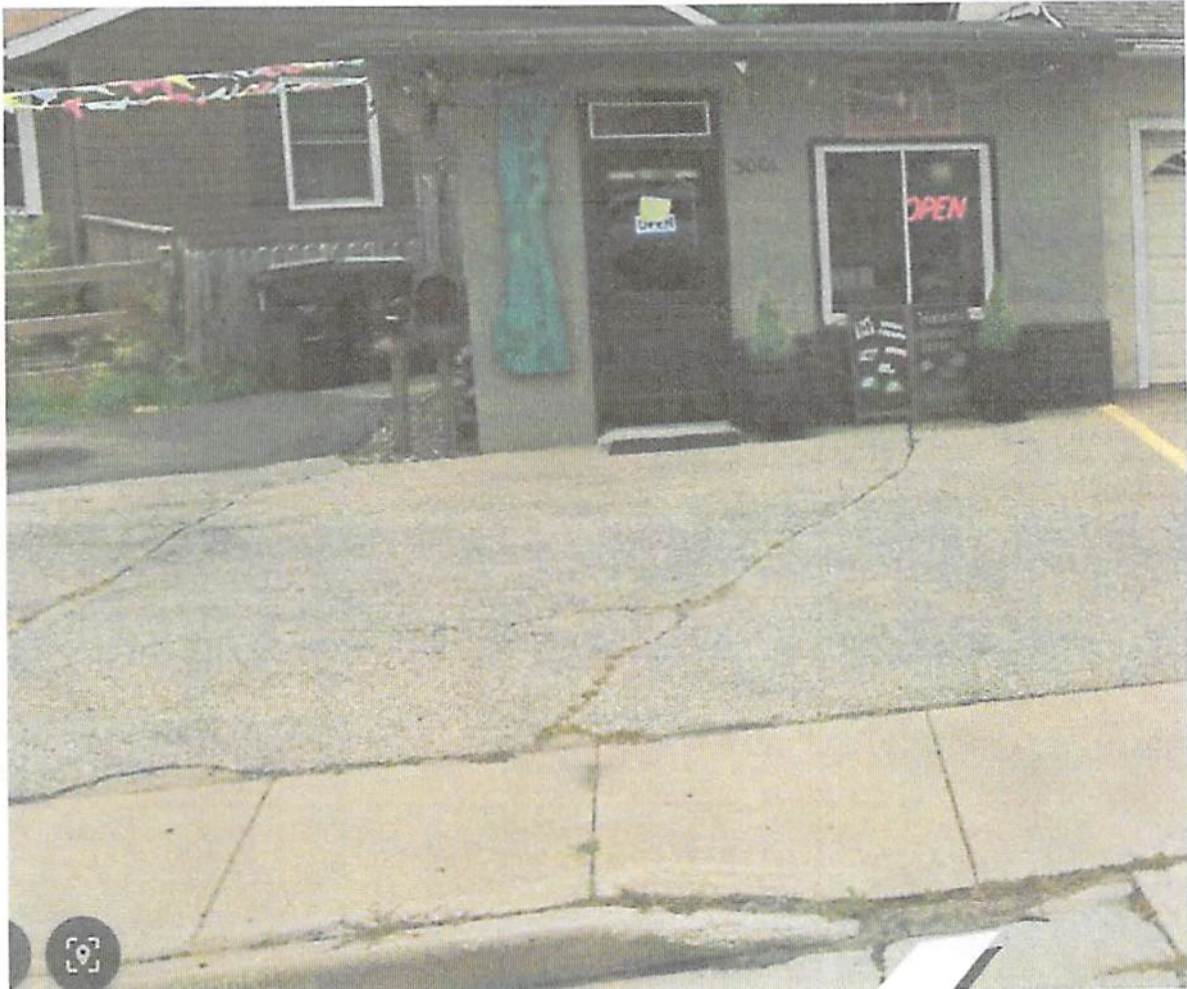
Thank you for your consideration,

Karl J. Schilling  
Property Logic LLC

## 3001 State Road

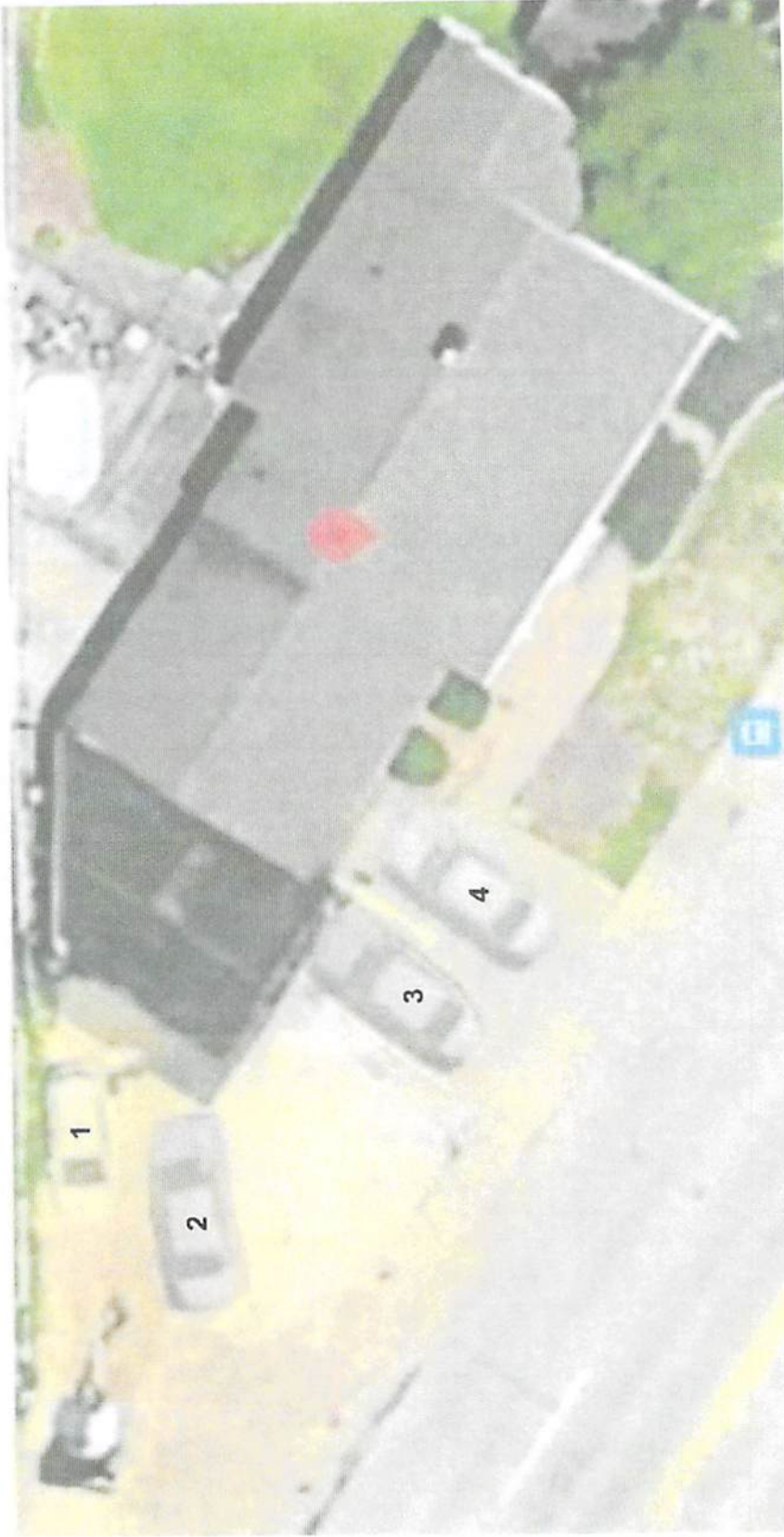


Building footprint will not be altered.



Commercial unit (per variance) will be converted to efficiency apartment by: (1) adding shower to existing bathroom; (2) adding stove, fridge, cabinets & countertop to create kitchenette (sink is already in premises).

**PARKING**



Ample room for 4 or more parking spots.  
3 Bedroom Residence + 1 Efficiency = 4 spots required.

**Legal Description: 3001 State Road, La Crosse WI**  
**Parcel Number: 17-40114-10**

**Lot 10 in Block 1 of Bluffview Gardens Addition to the City of La Crosse, La Crosse County, Wisconsin.**

**Subject to Restrictions recorded August 19, 1946 in Volume 214 of Deeds, page 217 as Document No. 480059; as amended and recorded October 8, 1947 in Volume 219 of Deeds, page 150; as amended and recorded October 30, 1947 in Volume 219 of Deeds, page 215; as amended and recorded January 20, 1948 in Volume 219 of Deeds, page 414; as amended and recorded March 3, 1949 in Volume 227 of Deeds, page 75.**

**Subject to Easement recorded April 25, 1947 in Volume 216 of Deeds, page 335.**

**Subject to Easement recorded April 9, 1997 in Volume 1172 of Records, page 800 as Document No. 1170870.**

**Except easements, restrictions and highway deeds of record, municipal and zoning ordinances and agreements entered into under them, recorded plat, building & use restrictions & covenants and except lands sold, taken or used for road or highway purposes.**