



TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT Steve Bacalzo for Lamp Lighter Rentals, LLC TELEPHONE 920-374-1059

MAILING ADDRESS 2418 Jefferson St. WI 54241
(Street) (City) (State) (Zip)

PROPERTY OWNER Lamp Lighter Rentals, LLC TELEPHONE 920-374-1059

MAILING ADDRESS Same
(Street) (City) (State) (Zip)

REQUEST FOR:

- Comprehensive Plan Amendment
- Site/Architectural Plan Approval
- Subdivision Plat or CSM Review
- Zoning District Change
- Conditional Use
- Annexation Request
- Variance/Board of Appeals
- Other

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION 2114 E. River TYPE OF STRUCTURE Multi-Family

PRESENT ZONING R3 REQUESTED ZONING R-4

PROPOSED LAND USE Multi-Family

PARCEL # 053-000-027-021-08 ACREAGE _____

LEGAL DESCRIPTION _____

NOTE: Attach a one-page written description of your proposal or request.

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed [Signature] Date 7/29/2024
(Property Owner)

Fee Required

- \$ 350 Comprehensive Plan Amendment
- \$ t/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1)
- \$ t/b/d CSM Review (\$10 lot/\$30 min)
- Subdivision Plat (fee to be determined)
- \$ 350 Zoning District Change
- \$ 350 Conditional Use
- \$ t/b/d Annexation Request (State Processing Fees Apply)
- \$ 350 Variance/Board of Appeals
- \$ t/b/d Other

Schedule

- Application Submittal Date 7/29/24
- Date Fee(s) Paid 7/29/24
- Plan(s) Submittal Date _____
- Plan Comm Appearance 8-12-24

\$ 350 TOTAL FEE PAID

APPLICATION, PLANS & FEE RECEIVED BY [Signature]



PLAN COMMISSION

Action: Rezoning Request from Residential (R-3) to Residential (R-4)
Location: 2114 East River Street
Current Zoning: Residential R-3
Date: September 9, 2024

The owner of this property is requesting a rezoning of this property from Residential (R-3) to Residential (R-4) to allow 3 families to live in the dwelling. The property is currently being used as a 3-family home, which is not allowed in this zoning district.

Zoning Information:

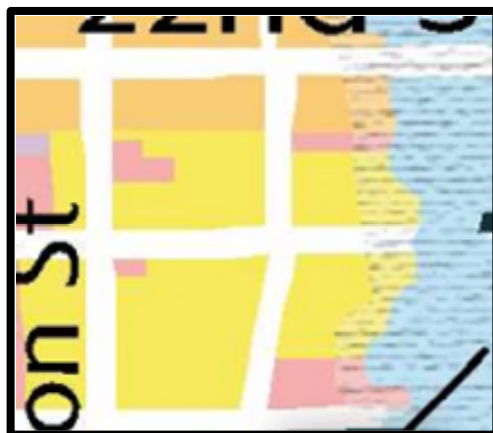
The R-3 zoning district allows for single and double family homes, which is why the owner would like to rezone to R-4. The current dwelling would not meet the setbacks for the R-4 district, which is a minimum of 25' of front yard and 15' of side yard.

The comprehensive plan shows this area as Residential use.

There is another lot zoned R-4 located at 2213 Washington St, which contains similar setbacks to make it nonconforming.

The adjacent lot at 2110 East River Street, and 2015 East River Street are also operating as multi-family homes. A zoning change may not need to take place; all of these lots seem like they have been in use as a multifamily for many years, which means they could potentially be classified as legal non-conforming.

Yellow = Residential

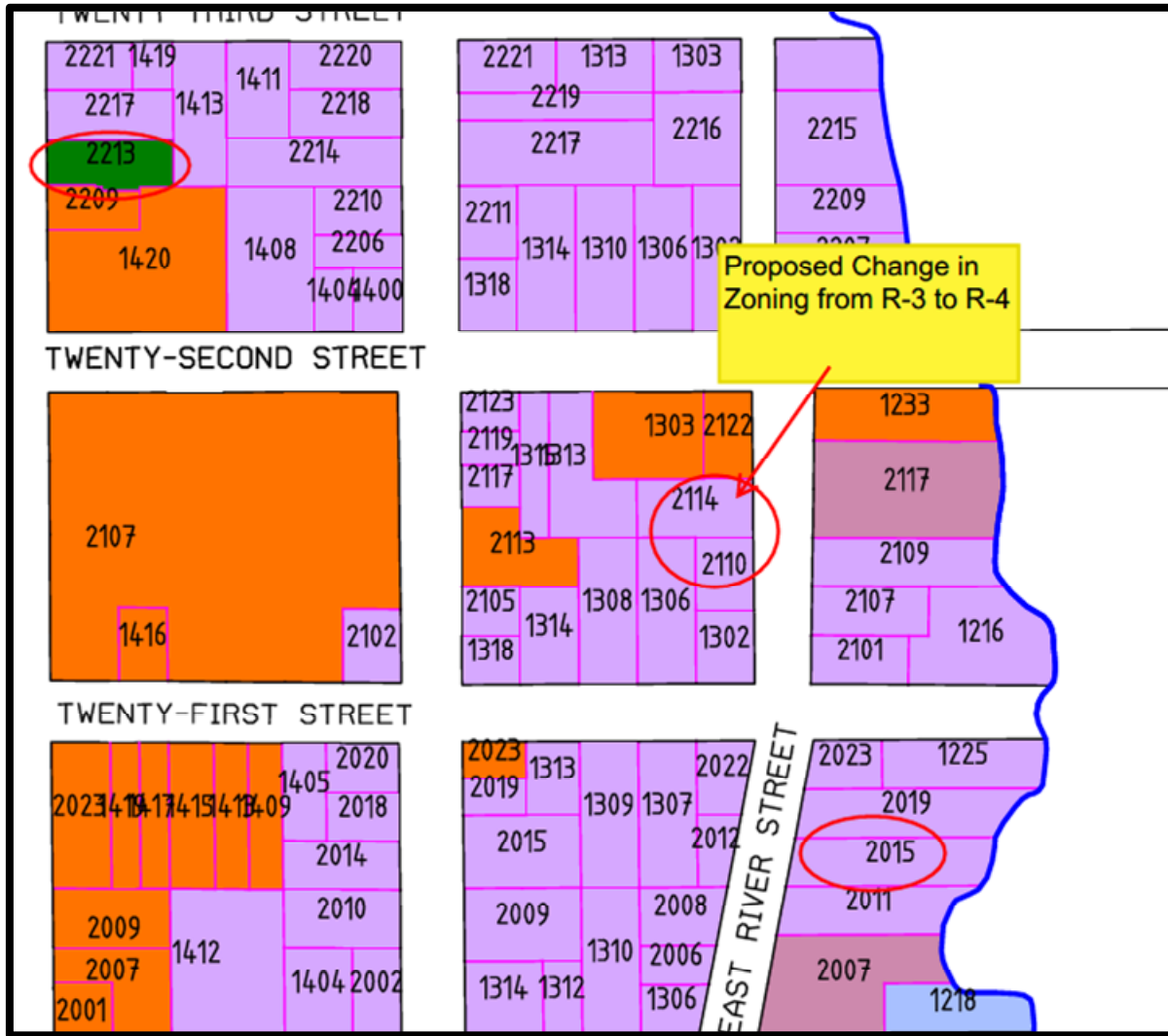




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1717 E. Park Street
P.O. BOX 87
Two Rivers, WI 54241-0087



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