



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

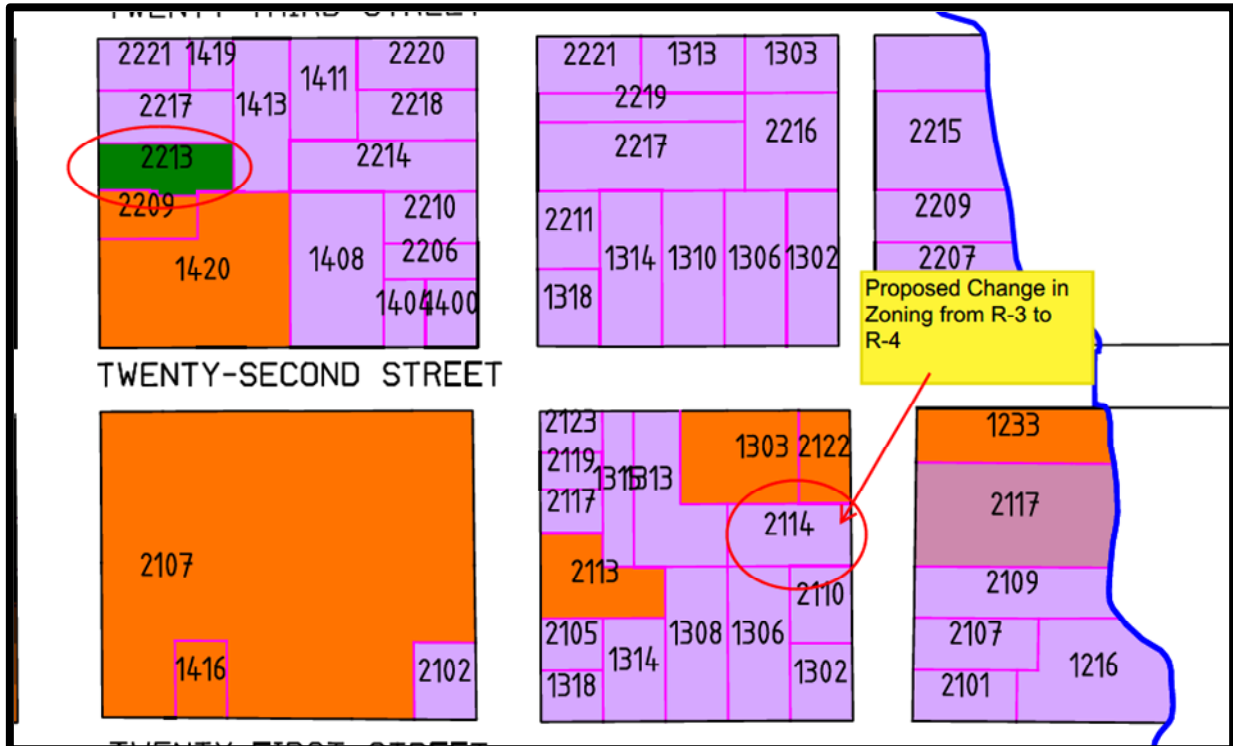
Action: Rezoning Request from Residential (R-3) to Residential (R-4)
Location: 2114 East River Street
Current Zoning: Residential R-3
Date: August 12, 2024

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.

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





**TWO
RIVERS**
WISCONSIN

COMMUNITY DEVELOPMENT

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



www.two-rivers.org



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920.793.5512