PETITION FOR CHANGE TO ZONING CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address): Jansen Dahl Automotive Enterprises
230 Front Street N. Suite 401
La Crosse, WI 54601
Owner of site (name and address): Harry J Dahl Rev Trust,
PO BOX 788
LaCrosse. WI 54602
Address of subject premises: Copeland Ave
LaCrose, WI 54601
Tax Parcel No.: 17-20251-80
Legal Description: see attached
Zoning District Classification: Floodway - FW
Proposed Zoning Classification: Heavy Industrial TM2
Is the property located in a floodway/floodplain zoning district?
Is the property/structure listed on the local register of historic places?Yes X No
Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes X No
Is the Rezoning consistent with the policies of the Comprehensive Plan?Yes \swarrow No
Property is Presently Used For: Auto Body drive and parking
Property is Proposed to be Used For: Auto Body drive and parking
Proposed Rezoning is Necessary Because (Detailed Answer): The owner wants to combine this recently ourchased parcel with the adiacent parcel 17-20252-40
Without identical zoning, both parcels cannot be combined into one parcel.
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer): The parcel is a narrow strip of land that is not adjacent to any other residential or business properties.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals. Objectives, Actions and Policies Because (Detailed Answer): Comprehensive plans and the Riverside North development has this parcel slated as commercial riverfront & neighborhood, which is consistent with this properties current use. 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 May 2016 CITY OF LA CROSSE, WI General Billing - 140802 - 2016 003113-0069 chareby certify that Lam the owner or authorized agent of the owner (include affidavit signed by owner) 117354 - AUT and that J have gead 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. Payment Amount: 900.00 (signature) 608-784-9601 09/01/16 (telephone) (date) jansen@dahlauto.com (email) STATE OF WISCONSIN) SS. COUNTY OF LA CROSSE) Personally appeared before me this 20_16, the above named individual. Sectember day of OF WIS to me known to be the person who executed the foregoing instrument and acknowledged the same. CHRISTIANSO Notary Public 2020 My Commission Expires: PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the day of	_, 20 <u>16</u> .
Signed: Director of Planning & Development	
Director of Planning & Development	

AFFIDAVIT

STATE OF)							
COUNTY OF) ss)							
The sworn states:	undersigne	ed,	Jansen	De	h	1			being	duly
1.	That of <u>LaCro</u>	the osse	undersigned	is,	an State	adult of <u>Wisco</u>	resident nsin	of	the	City

2. That the undersigned is (one of the) legal owner(s) of the property located at <u>1 Copeland Ave</u>.

3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Property Owner JAY A. HRISTIANSON Subscribed and sworn to before me this CHRI-Notary Public My Commission expires 3-13-2420

State Bar of Wisconsin Form 3-2003 QUIT CLAIM DEED

Document Name

THIS DEED, made between City of La Crosse, a Wisconsin municipal corporation

("Grantor," whether one or more),

and Harry J. Dahl Revocable Trust

Document Number

("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in <u>La Crosse</u> County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Part of Government Lot 2 of Section 31, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at the northeast corner of said section 31; thence S00°22'44" E 2004.49 feet to the west right-of-way line of Copeland Avenue and the southeast corner of a parcel recorded in Document #1392730, and the point of beginning; thence along the west right-of-way line of said Copeland Avenue S01°19'20" E 27.97 feet; thence N 89°14'43" W 102.05 feet; thence N 67°43'41" W 113.30 feet; thence N64°53'41" W 123.02 feet to the west line of said parcel as described in Volume 623, Page 917; thence along said west line N00°25'30" E 20.04 feet to the northwest corner of said parcel; thence, along the north line of said parcel south 62°56'14" E 190.07 feet to the southeast corner of said parcel and the south line of a parcel as recorded in Document #1392730; thence S 89°31'20" E 148.24 feet to the point of beginning.

The City hereby reserves the right to repurchase the parcel for the price paid at closing at any time in the future. Dated

(SE.	CITY OF LA CROSSE AL) (SEAL) *Timoghy Kabat, Mayor/
(SE.	The delake
AUTHENTICATION	ACKNOWLEDGMENT
Signature(s)	– STATE OF WISCONSIN)) ss.
authenticated on	. LA CROSSE COUNTY)
* TITLE: MEMBER STATE BAR OF WISCONSIN	Personally came before me on May 23, 2016, the above-named Timothy Kabat and Teri Lehrke
(If not,	to me known to be the person(s) who executed the foregoing
authorized by Wis. Stat. § 706.06)	instrument and acknowledged the same.
THIS INSTRUMENT DRAFTED BY: Legal Department - 400 La Crosse Street	· Vilki M Elsen
La Crosse WI 54601	Notary Public, State of Wisconsin My Commission (is permanent) (expires: 62317
(Signatures may be authentic	ated or acknowledged. Both are not necessary.)

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Recording Area

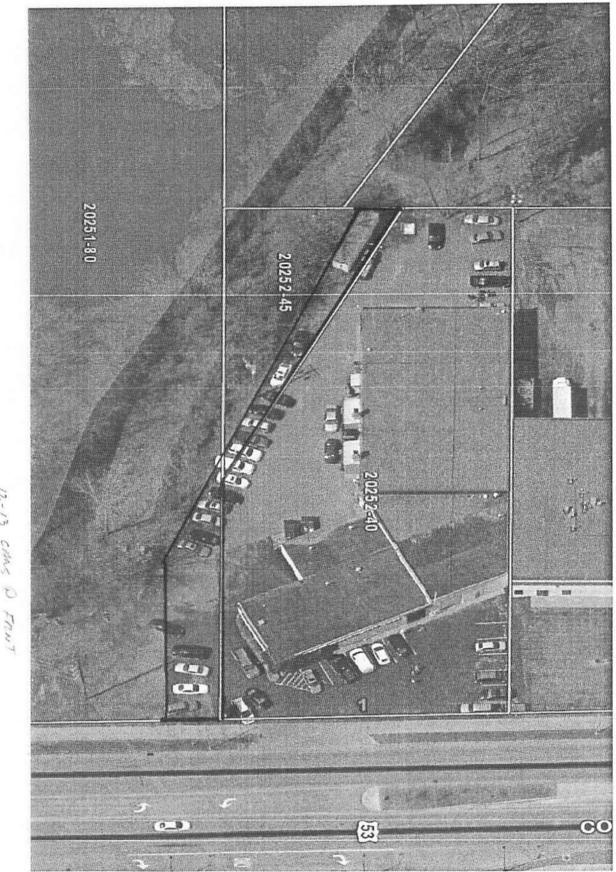
Name and Return Address City Attorney 400 La Crosse Street La Crosse WI 54601

17-20251-80

Parcel Identification Number (PIN)

This	is not	 homestead	property.		

(is) (is not)



12-13 COMS D FRAT 8-9 " P Rom

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August 26, 2016

Dahl Automotive

711 South 3rd Street La Crosse, WI 54601 608.784.9600

Re: Parcel 17-20251-80

La Crosse City Council members:

Dahl Hyundai Mazda Subaru 608.784.9600 La Crosse, WI

Dahl Ford Lincoln 608.779.2886 Onalaska, WI

Dahl Chevrolet Buick GMC 507.452.3660 Winona, MN

Dahl Toyota 507.452.4080 Winona, MN

Dahl Auto Museum 608.791.6494 La Crosse, WI

Clearview Sign 608.783.6460 West Salem, WI

Line-X Protective Coatings 608.786.4403 West Salem, WI

ABRA Auto Body & Glass 608.785.1160 La Crosse, WI under Truckennich-Luckesennennen innerstenderen eine Anderen sonnen innerstenden.

The Harry J. Dahl Rev Trust requests the rezoning of parcel 17-20251-80 from Floodway to Heavy industrial. The parcel at issue abuts our main ABRA Autobody parcel at 1 Copeland Avenue, La Crosse.

The rezoning is required because the captioned parcel is zoned floodway and the main parcel is zoned Heavy Industrial, and thus they cannot be combined at this time. In order for two parcels to be combined, the property owner name AND zoning must match exactly.

The ownership is the same, but we need to re-zone in order to move forward with the parcel combination.

Feel free to contact me with questions at 608-784-9601.

Sincerely,

Jansen Dahl

