

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Zach Stackhouse (Kwik Trip Project Manager) - 1626 Oak St. La Crosse, WI 54602

Owner of site (name and address):

Kwik Trip Inc. - 1626 Oak St. La Crosse, WI 54602  
*ZRH LLC*

Address of subject premises:

921 Losey Blvd S, La Crosse, WI 54601  
*925 Losey Blvd S*

Tax Parcel No.: 17-40102-100 and 17-40103-10

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

1. BOULEVARD ADDITION LOTS 6, 7, 9 & 10 BLOCK 3 LOT SZ: IRR  
2. BOULEVARD ADDITION LOT 11 BLOCK 3 LOT SZ: 50 X 150  
*(see attached Alta Survey)*

Zoning District Classification: *921 Losey - C1-local Business, 925 Losey - R1-Single Family*

Proposed Zoning Classification: *Combined and rezoned to C2-Commercial*

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:

1. Retail Convenience Store  
2. Adjoined Parking for Convenience Store

Property is Proposed to be Used For:

1. Retail Convenience Store to include a remodeled store with additions, new fueling system and pumps, and a new parking area.

Proposed Rezoning is Necessary Because (Detailed Answer):

1. Existing building is nonconforming due to the rear yard set back.  
2. Combining and zoning this lot C2 will allow for a trash enclosure to be constructed per the attached plans.

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

The planned remodel and addtion is proposed so that Kwik Trip Inc. can continue to provide high quality service, expand our food preparation space/capabilities as well as replace an aging fueling system.

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

Kwik Trip is prepared to make a sizable investment in this location in order to better serve the surrounding community for many years to come. This will not only improve the building but will have a positive effect on the surrounding area.

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 TBD day of \_\_\_\_\_, \_\_\_\_\_.

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.

Zach Stackhouse  
(signature)

507-459-2544 (telephone) 11/3/2023 (date)

zstackhouse@kwiktrip.com (email)

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

Review was made on the 6th day of November, 2023

Signed: [Signature] Plan Manager  
Director of Planning & Development