

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Jansen C. Dahl
208 17th Pl S, LaCrosse, WI 54601

Owner of site (name and address):

Automotive Enterprises, LLC
561 Theater Road, Onalaska, WI 54650

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

DUPLICATE RECEIPT

405 CITY CLERK/LICENSES 3486
TF404373349 001 130408
4/05/13 4:07PM PAID 200.00

Contractor (name and address), if applicable:

Address of subject premises:

810 4th St S, LaCrosse, WI 54601

Tax Parcel No.: 17-30112-040

Legal Description: See attached

Zoning District Classification: Commercial

Conditional Use Permit Required per La Crosse Municipal Code sec. 15.26 0
(If the use is defined in (H)(6)(c)(i) or (ii), see "*" below.)

Is the property/structure listed on the local register of historic places? Yes _____ No

Description of subject site and current use (include such items as number of rooms, housing units, bathrooms, square footage of buildings and detailed use, if applicable). If available, please attach blueprint of building(s):

Motel 39 rooms

Description of proposed site and operation or use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):

Vehicle parking lot for Dahl Hyundai, Mazda, Subaru reserved for future expansion.

Type of Structure (proposed): none parking lot

Number of current employees, if applicable: N/A

Number of proposed employees, if applicable: N/A

Number of current off-street parking spaces: N/A

Number of proposed off-street parking spaces: N/A

Check here if proposed operation or use will be a parking lot:

Check here if proposed operation or use will be green space:

* If the proposed use is defined in 15.26(H)(6)(c)

(i) and is proposed to have 3 or more employees at one time, a 500 foot notification is required and off-street parking shall be provided.

(ii) a 500 foot notification is required and off-street parking is required.

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the County Register of Deeds at the owner's expense.

In accordance with subsection 15.26(R) of the La Crosse Municipal Code, a Conditional Use Permit is not required for demolition permits if this application includes plans for a replacement structure(s) of equal or greater value. Any such replacement structure(s) shall be completed within two (2) years of the issuance of any demolition or moving permit.

I hereby certify under oath the current value of the structure or structures to be demolished or moved is \$ 555,100.

I hereby certify under oath the value of the proposed replacement structure or structures is \$ value of property parking lot.

If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure or structures of equal or greater value within two (2) years of the issuance of any demolition and moving permit, then the applicant or the property shall be subject to a forfeiture of up to \$5,000 per day for each day the structure(s) is not completed.

CERTIFICATION: 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 application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

[Signature] 4-5-13
(signature) (date)

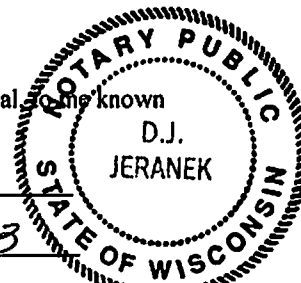
608 769 1122
(telephone)

jansen@dahlato.com
(email)

STATE OF WISCONSIN)
)ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 5th day of April, 2013, the above named individual, [Name], known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
My Commission Expires: 7-21-13



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

Review was made on the 5th day of April, 2013.

Signed: [Signature], Director of Planning & Development



City of LaCrosse Common Council
400 LaCrosse St.
La Crosse, WI 54601

Dear Council Members:

This letter accompanies our Conditional Use Permit regarding the Guest House Motel property that Harry, Andrew, Jansen and Tyler Dahl plan to have demolished and used as additional parking space for Dahl Hyundai Mazda Subaru.

As property and business owners, we can't live with an easement (in any form) because we are not far along enough in our planning efforts for a new project and the City doesn't know when or if an easement is ever needed. We think that the easement is detrimental to our overall viability as there are other site constraints such as the N/S Alley easements, N/ S lot traffic flow and entrance and exit of our high volume vehicle service department. Ford semi's deliver parts daily to the same south portion of the building, which runs right up to the existing storm sewer easement.

Furthermore, Dahl Automotive has contributed in a large part and cooperated a great deal with the City of La Crosse over 100 years in business, including the new Dahl Auto Museum, the cooperation with Police and Fire for training in the old hotel, 150 jobs created in the last 50+ years and tens of thousands of dollars donated back to the community by the Dahl Family Foundation and by the Dahl's personally.

We have too little information on our upcoming project and overall campus layout to see how a bike/pedestrian easement would affect our campus plan. Because of this we cannot live with signing an easement, in any form, given all the unknown variables involved.

Feel free to contact Jansen with any questions or concerns at 608-769-1122 or to take a tour of our campus first hand.

Sincerely,

Jansen Dahl on behalf of Automotive Enterprises, Andrew, Tyler and Harry J. Dahl

cc: Larry Kirch, cc: Mayor of LaCrosse, cc: Council President



712 4th Street South
La Crosse, WI 54601

608.784.9600 Tel
608.784.9630 Fax

imports@dahlauto.com
www.dahlauto.com



CO.SI

Affidavit of Publication

LEGAL DESCRIPTION

STATE OF WISCONSIN } ss.
La Crosse County

Lisa Zobeck, being duly sworn, says that she is the principal clerk of the LA CROSSE TRIBUNE, a public daily newspaper of general circulation, published in the City of La Crosse, in the county and state aforesaid, and that the notice of which the annexed is printed copy taken from the paper in which the same was published, was inserted and published in the said newspaper on the

18th day of December 2012

and thereafter on the following dates, to wit:

being at least once in each week for successive week(s).

Lisa Zobeck

18th day of December 2012

Subscribed and sworn to before me this _____

Teri Lehrke

Notary Public, La Crosse County, Wisconsin

NOTICE OF HEARING ON APPLICATION FOR A CONDITIONAL USE PERMIT

TO WHOM IT MAY CONCERN:
Notice is hereby given that the Common Council of the City of La Crosse by its Judiciary and Administration Committee will hold a public hearing upon the application of Jansen C. Dahl (Member, Automotive Enterprises, LLC) for the issuance of a Conditional Use Permit under sec. 15.26 of the Code of Ordinances of the City of La Crosse allowing for demolition of hotel for vehicle parking lot for Dahl Automotive and future expansion.
Said property is generally located at 810 4th St. S. (17-30112-40), which contains approximately 654 acres and is further described as follows:
STODDARD & LEVYS ADDITION LOT 7 EX N 18FT & ALL LOTS 8 & 9 BLOCK 12

A public hearing before the Judiciary & Administration Committee will be held at 7:30 p.m. on Wednesday, January 2, 2013 in the Council Chambers in the City Hall in the City of La Crosse, La Crosse County, Wisconsin.
You are further notified that the City Plan Commission of the City of La Crosse will meet to consider such application on Wednesday, January 2, 2013 at 4:00 p.m. in the 3rd Floor Conference Room in City Hall, in the City of La Crosse, La Crosse County, Wisconsin.

The matter will also go before the Committee of the Whole on Tuesday, January 8, 2013 at 7:30 p.m. and final action will be determined by the Common Council on Thursday, January 10, 2013 at 7:30 p.m., both in the Council Chambers in the City Hall in the City of La Crosse, La Crosse County, Wisconsin.
You are further notified that any person affected may be heard, and may appear in person, by attorney or may file a formal objection, which objection form is available in the office of the City Clerk.

This notice is given pursuant to the order of the Common Council of the City of La Crosse.
Dated this 14th day of December, 2012.

TERI LEHRKE, City Clerk
City of La Crosse
12/18 3:11:30 PM WMAX1P
NOTARY *



Ford LINCOLN HYUNDAI *mazda* SUBARU TOYOTA

Dear Common Council:

Automotive Enterprises, LLC, the corporation that recently purchased the Guest House Motel, asks the council to vote against a PILOT payment for Tax Parcel 17-30112-040 located at 810 4th Street South (Guest House Motel). We improved a huge chunk of our properties over the past decade, including:

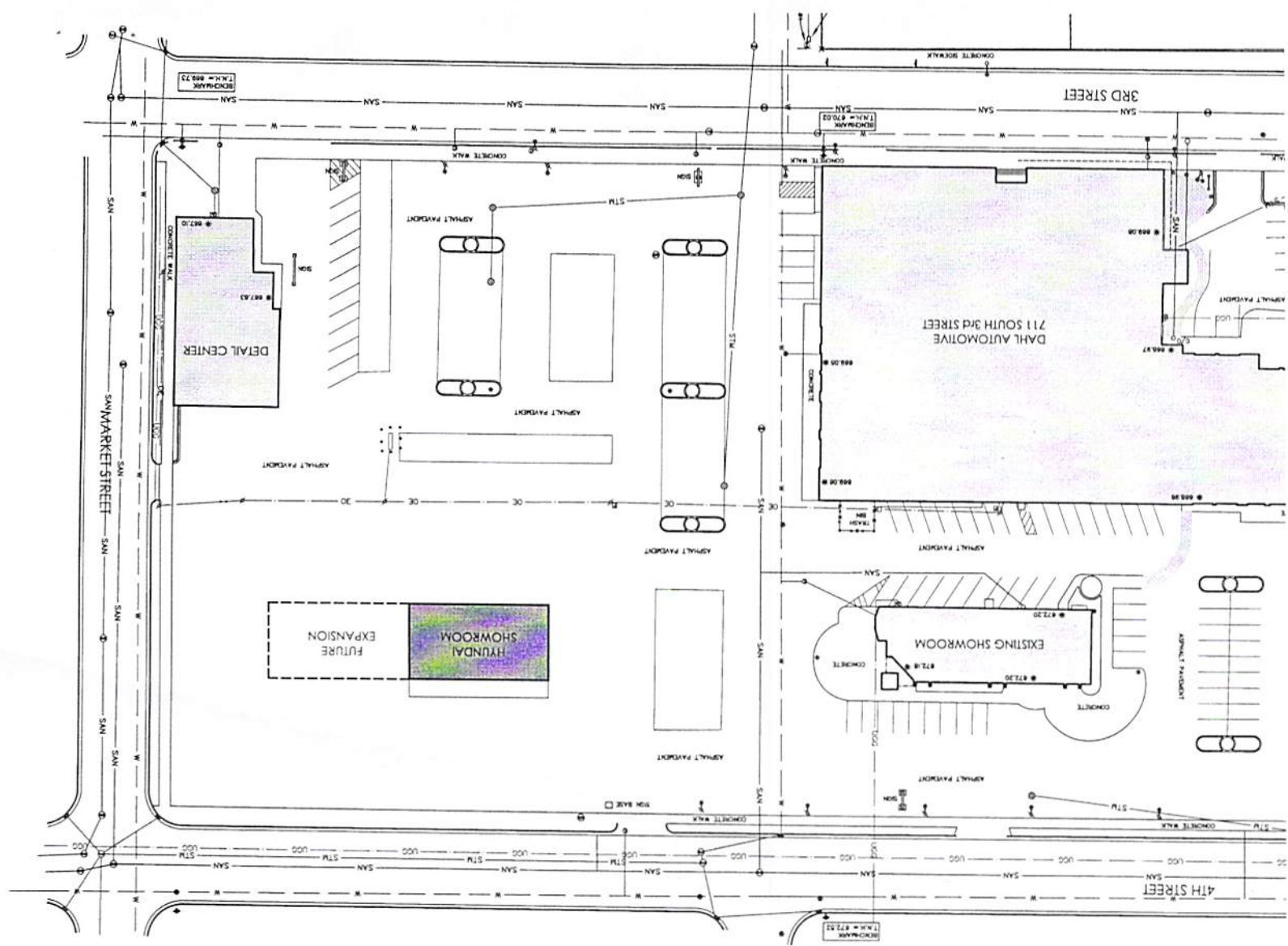
- Expanded service center to over 20,000 sq ft
- Expanded parts to over 7,000 sq ft
- 2007 - added a new 5,000 sq ft, 8 bay Quick Service Center at a cost of \$650,000 to cater to the thousands of people who work in downtown area businesses
- 2008 - completed a \$700,000 ground-up renovation of our sales building and customer lounge area on 712 4th Street (Subaru, Hyundai, Mazda showroom)
- 2011 - built the \$1.2 Million Dahl Auto Museum, plus upgraded customer lounges and work spaces for team members in facility at 711 3rd ST S
 - We considered non-profit designation of the Museum, which would have avoided property taxes, but we decided against it
- 2011 - repurposed the Downtown Carwash into the Dahl Detail Center at a cost of \$240,000
- In 2011 Dahl paid \$164,150 in personal property and real estate tax.

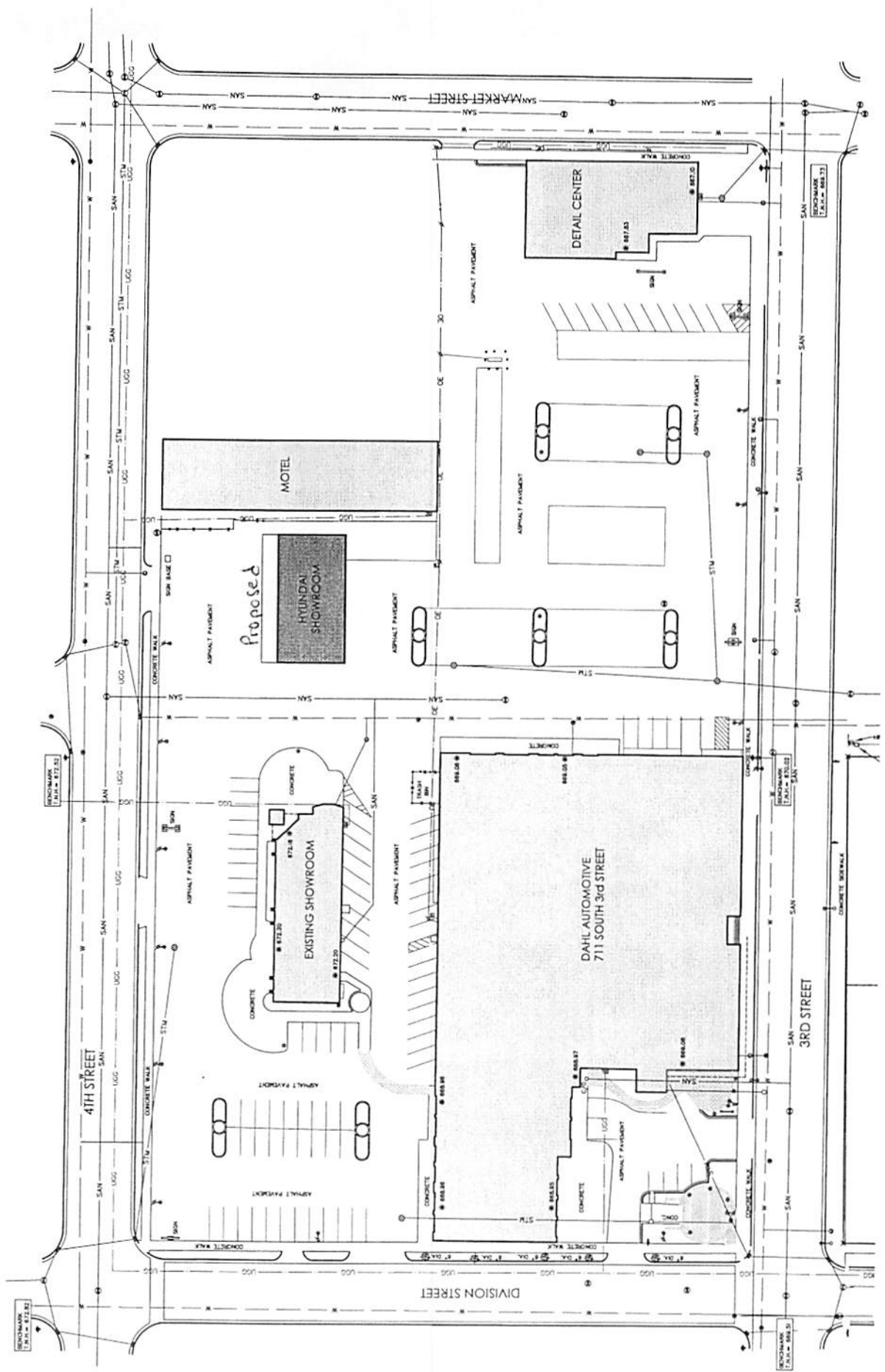
The plans for the property at 810 4th Street S include obtaining a Conditional Use Permit prior to razing the existing Guest House Motel. We plan to pave the area to allow a clear line of sight of our dealership campus and enhance new and pre-owned vehicle display. We will add paving, new lights, and curb and gutter. Removal of the Motel will greatly improve the look and functionality of the entire Campus. Also, approvals are underway to add a state-of-the-art Hyundai Automobile Showroom and Service Drive on the corner of 4th and Market streets (see attached future plan for site).

In conclusion, the removal of the Guest House Motel will improve the aesthetics and functionality of the property, improve appeal to the downtown area and make way for future good paying jobs in the City of LaCrosse. I ask that the council vote against the use of a PILOT in 2012 or subsequent years.

Respectfully,

Jansen Dahl, Member - Automotive Enterprises, LLC





12-0413

File # 2013-01-010

Resolution approving Application of Jansen Dahl, Member of Automotive Enterprises LLC, for a Conditional Use Permit at 810 4th St. S. allowing demolition of hotel for vehicle parking lot for Dahl Automotive and future expansion.

AMENDED RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that after a public hearing thereon held on January 2, 2013, a conditional use permit is hereby granted to Jansen Dahl, Member of Automotive Enterprises, LLC , such permit being for the premises known as 810 4th Street South and is granted in accordance with the plans and application made herein and is conditioned upon the applicant fully complying with the terms and conditions of the application and all applicable City and State law.

BE IT FURTHER RESOLVED that said Conditional Use Permit is contingent upon a Payment for Municipal Services Agreement and a Recreational Trail and Storm Sewer Easement for said property.

RESOLUTION ADOPTED
JAN 1 0 2013
BY COUNCIL

JAN 1 7 2013.

Atty
LK