PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):
Kwik Trip, Inc. - Steven Lowe
1626 Oak St
La Crosse, WI 54602

Owner of site (name and address):
2nd & Main, LLC
PO Box 609
La Crosse, WI 54602

Address of subject premises:
3305 Mormon Coulee Rd
La Crosse, WI 54603

Tax Parcel No.: 17-50326-20

Legal Description: RUMALI ADDITION LOTS 5&7
See Attached.

Zoning District Classification: R5 - Multiple Dwelling

Proposed Zoning Classification: C2 - Commercial

Is the property located in a floodway/floodplain zoning district? ___ Yes X No

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? X Yes ___ No

Is the Rezoning consistent with the policies of the Comprehensive Plan? X Yes ___ No

Property is Presently Used For:
16 Unit Apartment Building, 1 additional Unit.

Property is Proposed to be Used For:
Convenience Store with Fuel Sales and Carwash

Proposed Rezoning is Necessary Because (Detailed Answer):
a C2 zoning would become a permitted use for a Conveneince Store with Fuel Sales and Carwash

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
Adjacent and surrounding parcels are currently zoned C2.

CITY OF LA CROSSE, WI
General Billing - 168790 - 2019
007509-0032 Courtney... 11/07/2019 04:52PM
193233 - KWIK TRIP

Payment Amount: 450.00

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
This specific corridor is commercially developed.

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 22 day of October, 2019.

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.

(signature)

608-317-4678 (telephone) 10-22-19 (date)

Marvin@threesixty.biz
(email)

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

Personally appeared before me this 22 day of October, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Louise K Olson
Notary Public
My Commission Expires: 10-27-2021

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

Review was made on the 7th day of November, 2019.

Signed: , Senior Planner
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Marvin Wanders, being duly sworn states:

1. That the undersigned is an adult resident of the City of LaCrosse, State of Wisconsin.

2. That the undersigned is (one of the) legal owner(s) of the property located at 3305 Mormon Coulee Rd.

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

Subscribed and sworn to before me this 22 day of October, 2019

Louise K Olson
Notary Public
My Commission expires 10-27-2021

Robert R. Macdougall
Secretary of State
Province of Nova Scotia

3305 MORMON COULEE RD LA CROSSE

Parcel:	17-50326-20
Internal ID:	39483
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	1.208
Township:	15
Range:	07
Section:	16

Abbreviated Legal Description:

RUMALI ADDITION LOTS 5 & 7 EX 173 SF TAKEN FOR HWY LOT SZ: IRR

Property Addresses:

Street Address	City(Postal)
3305 MORMON COULEE RD	LA CROSSE
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3305 MORMON COULEE RD	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
2ND & MAIN LLC	Owner	119 19TH ST N	LA CROSSE	WI	54601-3724
THREE SIXTY REAL ESTATE SOLUTIONS LLC	In Care Of	PO BOX 609	LA CROSSE	WI	54602-0609

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
5	Book 5	N
0035	LA CROSSE TIF 15	N

Additional Information: