

CONDITIONAL USE PERMIT APPLICATION

Inv 174352

Applicant (name and address):

Kwik Trip, Inc.

1626 Oak Street, La Cossee

Owner of property (name and address), if different than Applicant:

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address(es) of subject parcel(s): ^{1906, 1925-1922} 3305 Mormon Coulee Road/1910 Ward Avenue La Crosse

Tax Parcel Number(s): 17-50326-20/17-50326-10

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

See Attached

Zoning District Classification: C2 - Commercial

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-

If the use is defined in Sec.:

- 115-347(6)(c)(1) or (2), see "" on the next page.
- 115-353 or 356, see "" on the next page.

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

Description of subject site and CURRENT use: Vacant

Description of PROPOSED site and operation/use (detailed plan of the proposed site):

Fueling C-Store

Type of Structure proposed:

Number of current employees, if applicable:

Number of proposed employees, if applicable: 35-40

Number of current off-street parking spaces:

Number of proposed off-street parking spaces:

* If the proposed use is defined in Sec. 115-347(6)(c)

X (1) 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. Will there be 3 or more employees at one time? Y__ N__

or

_____ (2) a 500-foot notification is required and off-street parking is required.

Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

**If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be notified of the privacy fence provision by the City Clerk.

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

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

Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. Any such replacement structure shall be completed within two (2) years of the issuance of any demolition or moving permit.

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent 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.

Jeffrey J. Wrobel 10-1-20
(signature) JEFFREY J WROBEL (date)
CONTACT FOR PROJECT: _____
(telephone) (email)

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

Personally appeared before me this 1 day of OCTOBER, 2020, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Wendy A. Banasik
Notary Public
My Commission Expires: 4-3-2023



Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 23rd day of October, 2020.

Signed: Jeffrey J. Wrobel, Severance
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF WISCONSIN)
) ss
COUNTY OF LACROSSE)

The undersigned, JEFFREY J. WRABEL, VP, CFO: TREAS. OF KWIK TRIP, INC., being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is ^{the officer for the business located in} ~~an adult resident~~ of the City of LACROSSE,
State of WISCONSIN.
2. That the undersigned is a/the legal owner of the property located at:
3305 MORMON COVEE RD / 1910, 1906, 1920: 1922 WARD AVENUE
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Jeffrey J. Wrabel
Property Owner
JEFFREY J. WRABEL, VP, CFO: TREAS.

Subscribed and sworn to before me this 1 day of OCTOBER, 2020.

Wendy A. Banasik
Notary Public
My Commission expires 4-3-2023.



EXHIBIT A

Lots 1, 2, 3 and 4 of Rumali Addition to the Town of Shelby, now City of La Crosse, La Crosse County, Wisconsin.

For informational purposes only

Property Address: 1910, 1922, 1920 & 1906 Ward Avenue , La Crosse, WI 54601

Tax Key No.: 17-50326-010



Lots 5 and 7 of Rumali Addition to the Town of Shelby, now City of La Crosse, La Crosse County, Wisconsin. EXCEPT Parcel 26 of Transportation Project Plat 1641-02-22 - 4.07 recorded in Volume TPP CAB of Transportation Plats, Page 99A, as Document No. 1730302, recorded in La Crosse County, Wisconsin as conveyed in Warranty Deed recorded on August 3, 2020, as Document No. 1751609.

This is not homestead property.

Exception to warranties: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general and special taxes levied in the year of closing.



Dax Connely
Real Estate

PHONE 608-793-6227

FAX 608-793-6135

EMAIL dconnley@kwiktrip.com

October 2, 2020

City of La Crosse
Planning & Development
400 La Crosse Street 3rd Floor
La Crosse, WI 54601

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

To Whom it May Concern:

Kwik Trip Inc. is asking for a Conditional Use Permit to allow demolition of the properties at 3305 Mormon Coulee Road and 1910 Ward Avenue. Kwik Trip feels this is in the best interest for the safety of the community and it also allows Kwik Trip to have a pad ready site for the already rezoned and city design reviewed approved plans for the new store. Unfortunately, Kwik Trip plans to delay this project into March of 2022 due to Covid related issues and the challenges it has brought into construction timelines and projects. Upon approval Kwik Trip would plan to have both buildings razed in December of this year.

Thanks,

Dax Connely