



## Store Engineering

FAX 608-793-6237

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

[www.kwiktrip.com](http://www.kwiktrip.com)

City of La Crosse  
Tim Acklin – Planning Administrator  
400 La Crosse St  
La Crosse, WI 54601

RE: Demolition Conditional Use Permit – 2308 Rose St

Mr. Acklin:

Kwik Trip, Inc – owner of real property located at 2308 Rose St PID: 17-10263-80 - is requesting a Conditional Use Permit to allow for Demolition of the existing buildings and structures currently sitting vacant.

The existing buildings are currently causing safety concerns within the City that have been communicated to Kwik Trip by the City Police Department.

The property is currently for sale. Demolition of these existing structures will assist in selling this property for future new development.

Scope of Demolition will include:

1. Removal of existing buildings, canopy and underground fuel storage tanks
2. Backfill voids with clean sand and top with gravel to match existing grade
3. Existing bituminous paving to remain in place

Kwik Trip is familiar with and understands that a Payment for Municipal Services Agreement may apply to this demolition permit request.

Please feel free to e-mail or call with any questions or concerns regarding this request.

Thank you,

Steven Lowe  
Kwik Trip, Inc  
608-793-5954  
[slowe@kwiktrip.com](mailto:slowe@kwiktrip.com)

### OUR MISSION

*To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.*

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):

Kwik Trip, Inc - Steven Lowe  
1626 Oak St La Crosse WI 54603

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

Kwik Trip, Inc.  
1626 Oak St La Crosse WI 54603

Architect (name and address), if applicable:

NA

Professional Engineer (name and address), if applicable:

NA

Contractor (name and address), if applicable:

NA

Address(es) of subject parcel(s): 2308 Rose Street

Tax Parcel Number(s): 17-10263-80

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

Zoning District Classification: C2-Commercial

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-356  
*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 X

Description of subject site and **CURRENT** use: Vacant convenience store with fueling canopy

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):  
Demolition of existing convenience store, fueling canopy and underground fuel storage tanks.

Type of Structure **proposed**: NA

Number of **current** employees, if applicable: NA

Number of **proposed** employees, if applicable: NA

Number of **current** off-street parking spaces: NA

Number of **proposed** off-street parking spaces: NA

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

NA (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

NA (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: X

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.

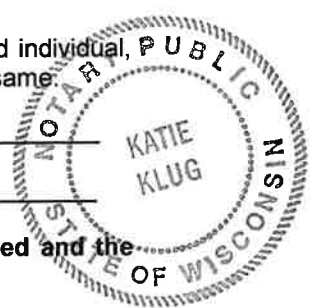
**CERTIFICATION:** I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

[Signature] 9/24/21  
(signature) (date)  
(608) 793-6064 Kklug@kwiktrip.com  
(telephone) (email)

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

Personally appeared before me this 24th day of September, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public  
My Commission Expires: 9/18/2024



**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 29th day of September, 2021.

Signed: [Signature]  
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin )  
 ) ss  
COUNTY OF La Crosse )

The undersigned, Jeffrey J. Wrobel, VP, CFO & Treasurer, being duly  
(owner of subject parcel(s) for Conditional Use) of Kwik Trip, Inc.

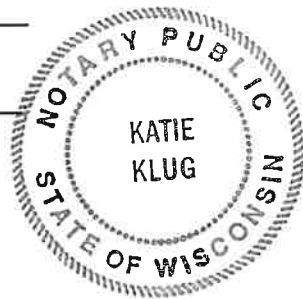
sworn states:

1. That the undersigned is an adult resident of the City of La Crosse,  
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:  
2308 Rose Street  
(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.

Kwik Trip, Inc.  
By: [Signature]  
Property Owner  
Jeffrey J. Wrobel, VP, CFO & Treasurer

Subscribed and sworn to before me this 24th day of September, 2021.

[Signature]  
Notary Public  
My Commission expires 9/18/2024



Part of Government Lot 1 of Section 17, Township 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin, being part of Block 38 of Northern Addition to the Village of North La Crosse, now vacated, described as follows: Beginning at the intersection of the Northerly right-of-way line of Palace Street (State Highway 35) and the Easterly right-of-way line of U.S. Highway 53; thence North 35 degrees 34 minutes East along said Easterly right-of-way line 175 feet; thence North 89 degrees 30 minutes 30 seconds West 150 feet; thence South 0 degrees 29 minutes East 196.04 feet to the North line of Palace Street; thence South 89 degrees 30 minutes 30 seconds West along said North line 178.11 feet; thence continuing along said Northerly line of Palace Street North 54 degrees 26 minutes West 92.71 feet to the point of beginning.

Together with all the right, title and interest that Grantor has in an easement for driveway purposes described as follows: Commencing at the intersection of the Northerly right-of-way line of Palace Street and the Easterly right-of-way line of U.S. Highway 53; thence North 35 degrees 34 seconds East along said Easterly right-of-way line 175 feet to the point of beginning; Thence continuing North 35 degrees 34 minutes East along said Easterly right-of-way line 35 feet; thence South 54 degrees 26 minutes East 48.07 feet; thence South 89 degrees 30 minutes 30 seconds West 59.46 feet to the point of beginning.

EXCEPT Parcel 32 of Transportation Project Plat 1071-06-23-4.03, recorded in Transportation Project Plats on Page 70B, as Document No. 1664843, in La Crosse County, Wisconsin.

**SURVEY DESCRIPTION:**

Part of Government Lot 1 of Section 17, Township 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin, EXCEPT Parcel 32 of Transportation Project Plat 1071-06-23-4.03, recorded in Transportation Project Plats on page 70B, as Document Number 1664843, described as follows: Commencing at the South quarter corner of said Section 17; thence North 87 degrees 12 minutes 31 seconds West 1,185.10 feet to the North right of way line of Palace Street and the point of beginning; thence along said right of way line South 89 degrees 25 minutes 18 seconds West 168.40 feet to the Easterly right of way line of State Trunk Highway Number 53; thence the next 5 calls along said East and Southeast right of way line, 1) North 00 degrees 41 minutes 34 seconds West 3.66 feet; 2) North 76 degrees 53 minutes 58 seconds West 21.28 feet; 3) North 54 degrees 24 minutes 16 seconds West 44.06 feet; 4) North 09 degrees 25 minutes 57 seconds West 49.53 feet; 5) North 35 degrees 32 minutes 10 seconds East 139.86 feet to a point referred to as Point "A"; thence North 89 degrees 33 minutes 34 seconds East 149.82 feet; thence South 00 degrees 34 minutes 49 seconds East 196.26 feet to the point of beginning.

Together with an easement for driveway purposes described as follows: Beginning at the aforementioned Point "A"; thence along said right of way line of State Trunk Highway Number 53 North 35 degrees 32 minutes 10 seconds East 35.00 feet; thence South 54 degrees 26 minutes 37 seconds East 48.19 feet; thence South 89 degrees 33 minutes 34 seconds West 59.56 feet to the point of beginning.



1. REMOVE EXISTING C-STORE AND FOUNDATIONS. BACKFILL VOID WITH CLEAN SAND + TOP WITH GRAVEL.
  2. REMOVE EXISTING FUELING CANOPY AND FOUNDATIONS. BACKFILL VOID WITH CLEAN SAND + GRAVEL.
  3. REMOVE EXISTING UNDERGROUND FUEL STORAGE TANKS. BACKFILL WITH CLEAN SAND + GRAVEL.
- EXISTING BITUMINOUS TO REMAIN IN PLACE.