

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Tinmen Two Holdings · 374 E. 2nd St. Winona, MN 55987
Joel VonHaden, CM

Owner of site (name and address):

Laird & Delores Sloggy 2127 George St. LaCrosse, WI 54603

Address of subject premises:

2127 George St. LaCrosse, WI 54603

2135 George St "

Tax Parcel No.: 017010281130, 017010197130, 017010197140

Legal Description: PRT NE-NW SEC 20-16-7, St. Paul 1st Addition

Lot 2, St. Paul 1st Addition Lots 4&5 Exc S (SEE ATTACHED)

Zoning District Classification: C 1 Local Business

Proposed Zoning Classification: C 2 Commercial Business

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:

Tent and Awning fabrication repair; sales and rentals, wedding and party supplies.

Property is Proposed to be Used For:

Motorcycle sales and service of new and used
motorcycles, primarily new.

Proposed Rezoning is Necessary Because (Detailed Answer):

C1 zoning does not allow for sales and service of motorized vehicles.

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

Proposed business use is similar to existing use. No motorcycles will be
stored outside. No excessive noise from service operation. Business noise
in addition to existing traffic. noise will be negligible. Operating hours
are favorable.

CITY OF LA CROSSE, WI

General Billing - 139556 - 2016

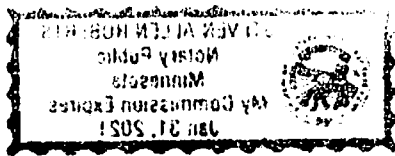
002980-0033 Amber W. 07/12/2016 03:35PM

185414 - TINMEN TWO HOLDINGS

11 7/12/2016 3:35 PM

Payment Amount: 450.00

(03:35 PM 7/12/2016)



14 2/16/21 The
Lynn Brown, Esq.

Thursday, June 30, 2016

To: City of LaCrosse, Wis Planning, Zoning, Council

Re: 2127 George St. Zoning Petition

As you know, we have applied to have the current Zoning for this property changed from C1 Local Business, to C2 Commercial Business. This zoning change is required in order to allow for the type of business that we are purchasing the property for.

We would like to open and operate a motorcycle sales and service dealership at 2127 George St. This dealership will be for a nationally known manufacturer of new motorcycles, and these motorcycles have not been sold in the LaCrosse area before. This location would encompass the LaCrosse, Winona, Rochester, and NE Iowa market areas. Locating this dealership in LaCrosse will have a positive impact on the LaCrosse economy and tax base.

The building and location at 2127 George St. is a great fit for this business for a number of reasons. First, it is located less than a half mile from I-90, and it is on a major State Highway 35 which is an artery through LaCrosse. The layout of the building is ideal, in that there is a sales showroom area fronting Highway 35, and the rear of the building has a 3000 SF service and repair shop. In addition, it has the off street parking needed for this type of business. Note also that two of the three existing motorcycle sales and service businesses in the LaCrosse area are within a mile of this location.

The current C1 zoning does not allow for sales or service of motorized vehicles, and from what I'm told, C1 zoning was targeted towards automobile repair shops that are/were in areas with a mix of business and residential. Some of the reasons given for not wanting those businesses in these areas were the outside storage of vehicles and junk, along with noise from air tools and tire machines. With our operation there will not be any outside storage of vehicles, and there aren't noisy air tools and tire machines, etc used in motorcycle sales and service operations.

The business that is currently in 2127 George St. is also a Sales and service business. They operate a showroom, perform light manufacturing, fabrication and repair in the service bay. They've been doing this for 31 years in this location with no issues and have been a great fit for the community.

We feel that our business will also be a great fit for the community at that same location, since the business types are similar.

The hours of operation for this business, approximately 8 am to 5pm 5 to 6 days a week would have no negative impact on the neighbors. This business and it's neighbors are located next to a very busy, and noisy State Highway 35. There are many semi trucks, cars, motorcycles and other traffic creating activity and noise 24/7 on Hwy 35/George St. Our business, with it's hours of operation, will not add a noticeable impact on George St., or the neighbors.

In closing, we would urge the city to change the zoning to C2 Commercial Business in order to facilitate the sale of the 2127 George St. property for use a motorcycle sales and service dealership. We feel this business will have a positive economic impact on LaCrosse and the neighborhood, and will be a good neighbor in the community.

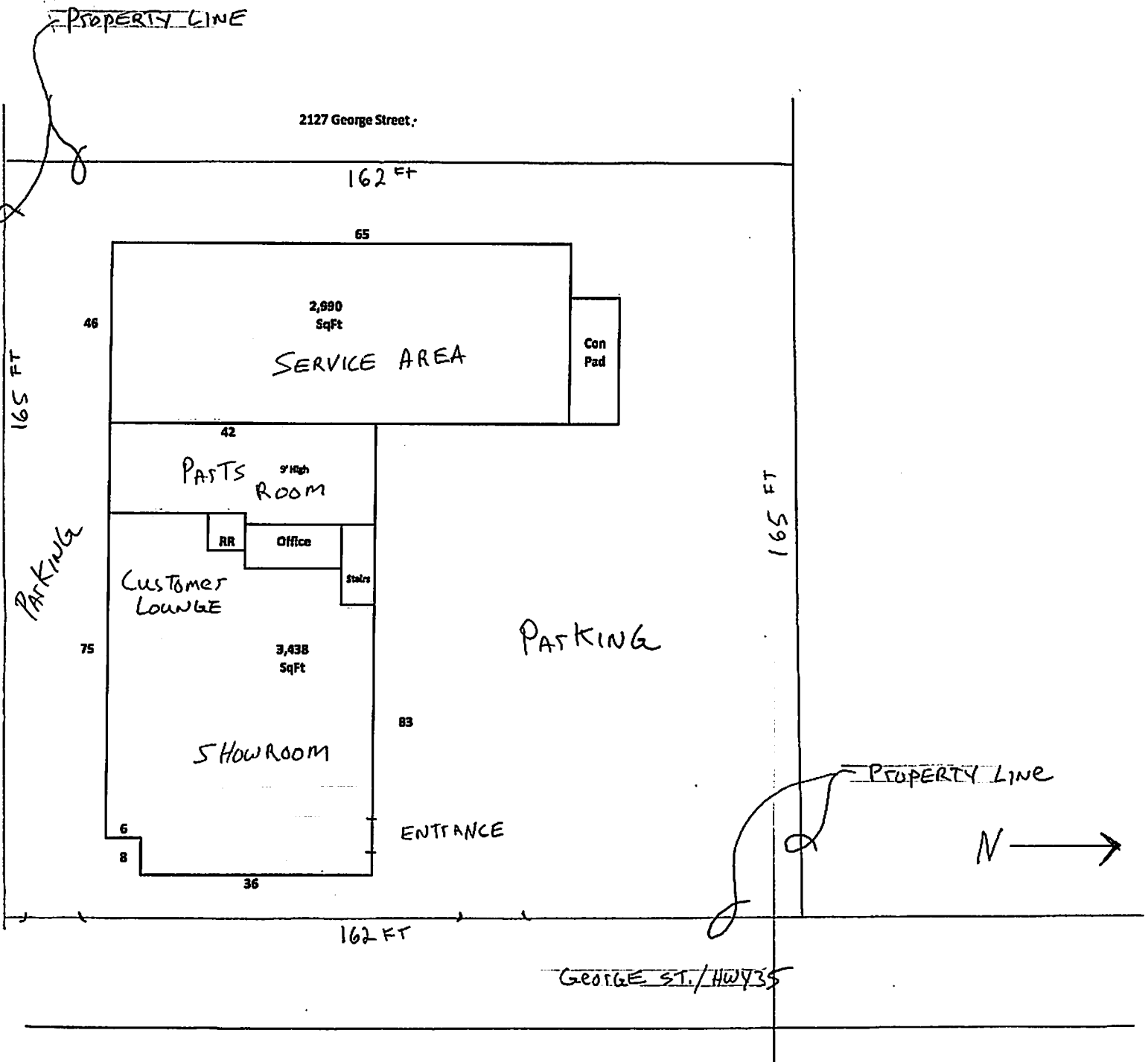
Sincerely,



Joel VonHaden

NOTES:

MINIMAL MODIFICATION NEEDED TO PROPERTY FOR
MOTORCYCLE SALES/SERVICE: (1) Pave North Parking
LOT (2) NEW ENTRANCE FROM NORTH LOT (3) CURB CUT &
DRIVEWAY FOR NORTH LOT (4) MINIMAL INTERIOR Remodel

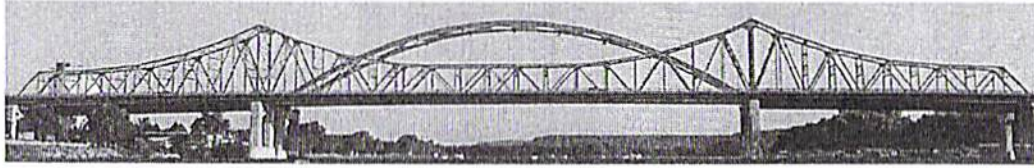


Parcel 1 A

017010281130



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2127 GEORGE ST LA CROSSE

Print View

Parcel: 17-10281-130 Internal ID: 27006
Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-10281-130
Internal ID: 27006
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.160
Township: 16
Range: 07
Section: 20
Qtr: NE-NW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

PRT NE-NW SEC 20-16-7 BEING A 50 FT STRIP OF LAND LYG BETW LOTS 3 & 4 BLOCK 7 ST PAUL 1ST LOT SZ: 50 X 139.62

Property Addresses:

Street Address: 2127 GEORGE ST City (Postal): LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
DOLORES A SLOGGY	Owner				
LAIRD S SLOGGY	Owner	2127 GEORGE ST	LA CROSSE	WI	54603-2087

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603

Lottery Tax Information

Lottery Credits Claimed: 0
Lottery Credit Application Date:

017010197130

DOCUMENT NO.

976362

STATE BAR OF WISCONSIN FORM 1-1982
WARRANTY DEED

THIS SPACE RESERVED FOR RECORDING DATA

VOL 759 PAGE 656

This Deed, made between Lillian Coughlin, an
unmarried woman

Grantor,
and Laird S. (Larry) Sloggy and Dolores A.
Sloggy, husband and wife

Grantee,
Witnesseth, That the said Grantor, for a valuable consideration
One Dollars and other good and valuable consideration
conveys to Grantee the following described real estate in La Crosse
County, State of Wisconsin:

MAY 27 1986

RECORDED
AT 4:15 P. M
DORIS L. PICHA
REGISTER OF DEEDS
La Crosse County, WI

RETURN TO
GALT W. PITTMAN
JAF 621 Broadway Bldg
La Crosse, Wis Ste 1

Tax Parcel No:

Lots 2 and 3 in Block 7 of St. Paul First Addition to the City
of La Crosse, La Crosse County, Wisconsin.

TRANSFEE
123.00
FEE

This is homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereto belonging;
And Lillian Coughlin
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
Convenants, easements, restrictions and reservations of record.

and will warrant and defend the same.

Dated this 4th day of April, 19 86.

(SEAL) X Lillian Coughlin (SEAL)
Lillian Coughlin
(SEAL) (SEAL)

AUTHENTICATION

Signature(s) Lillian Coughlin

authenticated this 17th day of April, 19 86

Roger W. Hafner
TITLE: MEMBER STATE BAR OF WISCONSIN

(if not, authorized by § 705.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Roger W. Hafner
1912 King Street
La Crosse, WI 54601
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

County, }
Personally came before me this _____ day of
_____, 19____ this above named

to me known to be the person _____ who executed the foregoing instrument and acknowledge the same.

Notary Public _____ County, Wis.
My Commission is permanent. (if not, state expiration date: _____ 19____.)

Names of persons signing in any capacity should be typed or printed below their signatures.

017010197140

DOCUMENT NO:
956538

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED
VOL 725 PAGE 272

546155
THIS SPACE RESERVED FOR RECORDING DATA

This Deed, made between Vern L. Lueck and
Marion Lueck, his wife
Grantor,
Laird S. Sloggy and Dolores A. Sloggy, husband
and wife as joint tenants
Grantee,

OCT 31 1984
RECORDED
3:35 P. - M.
CHARLES R. WHALEY, JR.
REGISTER OF DEEDS
La Crosse County, Wis

Witnesseth, That the said Grantor, for a valuable consideration
conveys to Grantee the following described real estate in La Crosse
County, State of Wisconsin:

RETURN TO:
JFK
621 Exchange Bldg
La Crosse, Wis 54601
Tax Parcel No:

Lot 4 and the North 5 feet of Lot 5 in Block 7 of
St. Paul First Addition to the City of La Crosse, and
part of the NE 1/4 of the NW 1/4 of the Section 20, Township 16
North of Range 7 West, City of La Crosse, described as follows: Beginning at the
Northeast corner of said Lot 4; thence North along the extended East line thereof
50 feet to the Southeast corner of Lot 3 in Block 7 of said St. Paul First Addition;
thence West along the South line of said lot 3 to the Southwest corner thereof; thence
South along the extended West line of said Lot 3 a distance of 50 feet to the Northwest
corner of said Lot 4; thence East along the North line of said Lot 4 to the point of
beginning

TRANSFER
\$25.00
FEE

This is not homestead property.
(In) (In not)
Together with all and singular the hereditaments and appurtenances thereunto belonging;
And grantors
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
zoning ordinances, easements and restrictions of record
and will warrant and defend the same.

Dated this 31st day of October 1984
(SEAL) Vern L. Lueck (SEAL)
Marion Lueck (SEAL)

AUTHENTICATION
Signature(s) Vern L. Lueck and
Marion Lueck
Authenticated this 31st day of October 1984
Galen W. Pittman
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not authorized by § 766.08, Wis. Stats.)

ACKNOWLEDGMENT
STATE OF WISCONSIN
County } ss.
Person or persons before me this day of
to me known to be the person who executed the
forgoing instrument and acknowledge the same.
Notary Public
My Commission is permanent (If not, state expiration
date)

THIS INSTRUMENT WAS DRAFTED BY
Galen W. Pittman
621 Exchange Building
La Crosse, Wisconsin 54601
(Signatures may be authenticated or acknowledged. Both
are not necessary.)

*Names of persons signing in any capacity should be typed or printed below their signatures.