



1411 Rose St
La Crosse, WI 54603

October 5, 2021

To: La Crosse County Zoning Department

Re: Rezoning 1103 Rose Street from C1 Local Business to C2 Commercial

Coulee Auto has an accepted offer to purchase 1103 Rose Street contingent upon this rezoning request. The property is currently vacant. Prior to vacancy, the property was utilized as an auto service station from the late 1950's until 1990, a used car dealership from 1990 to 1997, and since 1998 various retail businesses. The last tenant was Holy Smokes, a tobacco and vape shop. The property currently needs major remodeling and repair.

The closest neighbor has been there since 1981 when the property was an auto service station and has seen the property deteriorate and become an eye sore in the community. If the proposed rezoning is approved, our plan would be to raze the current structure and construct a new approximately 7,680 SF auto repair facility. The new facility would have a much better architectural appeal than the current structure. The hours of operation would be from 8 am to 6 pm Monday thru Friday as to not disturb the neighboring housing.

We were made aware the current zoning would not allow for this type of use. We are asking for this zoning change so we can move forward with the purchase of the property and construction of the new facility.

Thank you for your consideration,

Douglas Schmidt
President, Coulee Auto, 608-498-2424, doug@couleeauto.com

CC: P Brian Pinnow,
VP of Pre-Construction, Wieser Brothers, 608-769-8354, BrianP@wieserbrothers.com

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Coulee Auto Properties LLC
1612 Nakomia Ave
La Crosse, WI 54603

Owner of site (name and address):

Kish & Kish LLC, 1128 Oak Ave N, Onalaska, WI 54650
C/O Morrison & Associates, Po Box 1926, La Crosse, WI 54602
Attn: Gretchen Sye

Address of subject premises:

1103 Rose St
La Crosse, WI 54603

Tax Parcel No.: 17-10002-90

Legal Description: NORTH LA CROSSE E 125FT LOTS 5, 6 & 7 BLOCK 5 SUBJ TO
NOTICE OF CONTAMINATION IN V1396 P207 LOT SZ: 150 X 125

Zoning District Classification: C1 Local Business

Proposed Zoning Classification: C2 Commercial

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

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

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes No

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

Property is Presently Used For:

The property is currently vacant. Prior to vacancy, the property was utilized as an auto service station from the late 1950's until 1990, a used car dealership from 1990 to 1997, and since 1998 various retail businesses the last of which was the Holy Smokes smoke/vape shop.

Property is Proposed to be Used For:

Coulee Auto proposes to use the property as a state of the art auto servc facility. This facility will support our used car dealership located 3 blocks away at 1411 Rose St, La Crosse.

Proposed Rezoning is Necessary Because (Detailed Answer):

The property is currently zoned C1 Local Business and needs to be rezoned C2 Commercial to accommodate the building and operation of a new auto service facility at this location.

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

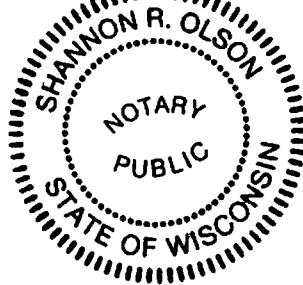
Traditionally the property has been an auto service station and used car dealership. The closest neighbor has been there since 1981 when the property was a service station and has seen the property deteriorate and become an eye sore in the community. Coulee Auto proposes to build a new auto service facility which will enhance the value of the community.

AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF Jackson) ss

The undersigned, Kish + Kish, LLP, being duly sworn states:

1. That the undersigned is an adult resident of the City Township of Dewhurst, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1103 Rose St.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



[Signature]
Property Owner

Subscribed and sworn to before me this 8th day of October, 2021.
Shannon R. Olson
Shannon R. Olson
Notary Public
My Commission expires 7/8/22.

Coulee Auto Care

1103 Rose St, La Crosse WI 54603

