

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Jansen Dahl Automotive Enterprises  
230 Front Street N. Suite 401  
La Crosse, WI 54601

Owner of site (name and address):

Harry J Dahl Rev Trust,  
PO BOX 788  
LaCrosse, WI 54602

Address of subject premises:

Copeland Ave  
LaCrosse, WI 54601

Tax Parcel No.: 17-20251-80

Legal Description: see attached

Zoning District Classification: Floodway - FW

Proposed Zoning Classification: Heavy Industrial - M2

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:  
Auto Body drive and parking

Property is Proposed to be Used For:  
Auto Body drive and parking

Proposed Rezoning is Necessary Because (Detailed Answer):

The owner wants to combine this recently purchased parcel with the adjacent parcel 17-20252-40  
Without identical zoning, both parcels cannot be combined into one parcel.

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

The parcel is a narrow strip of land that is not adjacent to any other residential or business properties.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):  
Comprehensive plans and the Riverside North development has this parcel slated as commercial -  
riverfront & neighborhood. which is consistent with this properties current use.

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 13th day of May, 2016.

CITY OF LA CROSSE, WI

General Billing - 140802 - 2016

003113-0069 CHASE PROPERTY GROUP, INC

117354 - AUTOMOTIVE ENTERPRISES, LLC

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.

Payment Amount: 900.00

  
(signature)

608-784-9601

(telephone)

09/01/16

(date)

jansen@dahlauto.com

(email)

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

Personally appeared before me this 15th day of September, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



  
Notary Public

My Commission Expires: 3-13-2020

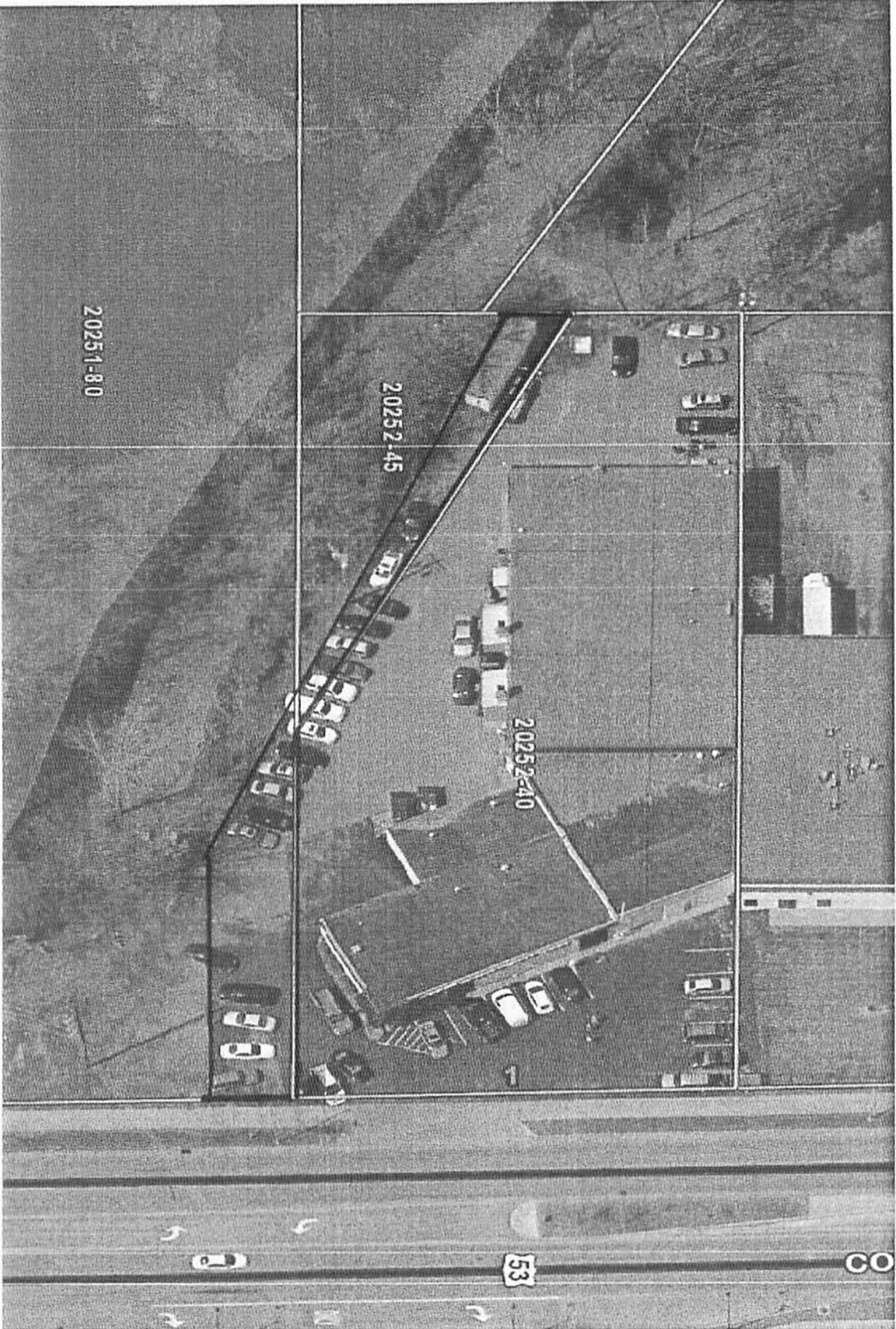
PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 15th day of September, 2016.

Signed:   
Director of Planning & Development







12-13 CHAS O FRONT  
8-9 " P KLOON

**DAHL**  
AUTOMOTIVE  
— 1911 —

August 26, 2016

**Dahl Automotive**  
711 South 3rd Street  
La Crosse, WI 54601  
608.784.9600

Re: Parcel 17-20251-80

**Dahl Hyundai**  
**Mazda Subaru**  
608.784.9600  
La Crosse, WI

La Crosse City Council members:

**Dahl Ford Lincoln**  
608.779.2886  
Onalaska, WI

The Harry J. Dahl Rev Trust requests the rezoning of parcel 17-20251-80 from Floodway to Heavy industrial. The parcel at issue abuts our main ABRA Autobody parcel at 1 Copeland Avenue, La Crosse.

**Dahl Chevrolet**  
**Buick GMC**  
507.452.3660  
Winona, MN

The rezoning is required because the captioned parcel is zoned floodway and the main parcel is zoned Heavy Industrial, and thus they cannot be combined at this time. In order for two parcels to be combined, the property owner name AND zoning must match exactly.

**Dahl Toyota**  
507.452.4080  
Winona, MN

The ownership is the same, but we need to re-zone in order to move forward with the parcel combination.

**Dahl Auto**  
**Museum**  
608.791.6494  
La Crosse, WI

Feel free to contact me with questions at 608-784-9601.

**Clearview Sign**  
608.783.6460  
West Salem, WI

Sincerely,

**Line-X Protective**  
**Coatings**  
608.786.4403  
West Salem, WI



Jansen Dahl

**ABRA**  
**Auto Body & Glass**  
608.785.1160  
La Crosse, WI

