

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:

715, 807, 811, 817, 819, 827 3RD ST S, 803 3rd St S
LaCrosse, WI 54601

Tax Parcel No.: 17-30111-20; 17-30112-10; 17-30111-140; 17-30111-130; 17-30111-110; 17-30111-100, 17-30112-20

Legal Description: SEE ATTACHED

Zoning District Classification: Light
~~HEAVY INDUSTRIAL~~ - M1

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:
DAHL AUTOMOTIVE SERVICE OPERATIONS. DAHL AUTO MUSEUM. DAHL SUPERIOR DETAIL CENTER

Property is Proposed to be Used For:
DAHL AUTOMOTIVE SERVICE. DAHL AUTO MUSEUM & DAHL SUBARU SALES & SERVICE

Proposed Rezoning is Necessary Because (Detailed Answer):
The ownership wants to combine parcels in order to build a new Subaru Dealership on the south half of the block between 3rd & 4th streets as well as create an addition to the existing Dahl Service . Operation which will cross over existing parcel lines. Before combining parcels. the zoning must be same

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
The proposed use of the property will not change from it's current use, which is not detrimental to . the neighborhood or public welfare.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

The rezoning will allow for the future development of an undeveloped open lot, which will lead to economic development and job growth for the city. The improvements will increase tax revenue

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 _____ day of _____,

CITY OF LA CROSSE, WI
General Billing - 140802 - 2016

003113-0069 City of La Crosse, WI
117354 - AUTOMATICALLY GENERATED
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 09/01/16

(telephone) (date)

jansen@dahlauto.com

(email)

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

Personally appeared before me this 1st 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 1st day of September, 2016.

Signed: , Senior Planner

Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Jansen Dahl, being duly sworn states:

1. That the undersigned is an adult resident of the City of LaCrosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 715. 807. 811. 817. 819. 827, 803 3rd St S
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.


Property Owner

Subscribed and sworn to before me this 14 day of September, 2016.


Notary Public
My Commission expires 3-13-2018



DAHL
AUTOMOTIVE
— 1911 —

September 1, 2016

Dahl Automotive

711 South 3rd Street
La Crosse, WI 54601
608.784.9600

RE: Parcels 17-30111-20; 17-30112-10; 17-30111-140; 17-30111-130; 17-30111-110; 17-30111-100, 17-30112-20

**Dahl Hyundai
Mazda Subaru**

608.784.9600
La Crosse, WI

Dear La Crosse City Council members:

On behalf of the owners of the properties listed above, I request the council approves my petition to rezone the parcels listed above from M1-Light Industrial Zoning District to C2-Commercial Zoning District. As per the design review meeting held on August 12, 2016, Tim Acklin with the Planning Department stated three requirements needed before moving forward with our redevelopment plans for our property on 3rd and 4th streets.

Dahl Ford Lincoln

608.779.2886
Onalaska, WI

1. Must combine parcels to create a separate parcel for the Ford Dealership and a separate parcel for the Subaru Dealership.
2. Must vacate the alley of Market Street
3. Must rezone parcels from Light Industrial to Commercial in order to combine lots.

**Dahl Chevrolet
Buick GMC**

507.452.3660
Winona, MN

Dahl Toyota

507.452.4080
Winona, MN

This application relates to the next step of rezoning the lots to all be the same so that we can combine lots into two large parcels, which will adhere to the City requirements for standalone buildings be on their own parcels.

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

**Dahl Auto
Museum**

608.791.6494
La Crosse, WI

Sincerely,

Clearview Sign

608.783.6460
West Salem, WI



Jansen Dahl

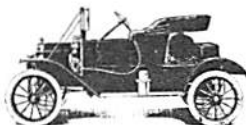
**Line-X Protective
Coatings**

608.786.4403
West Salem, WI

ABRA

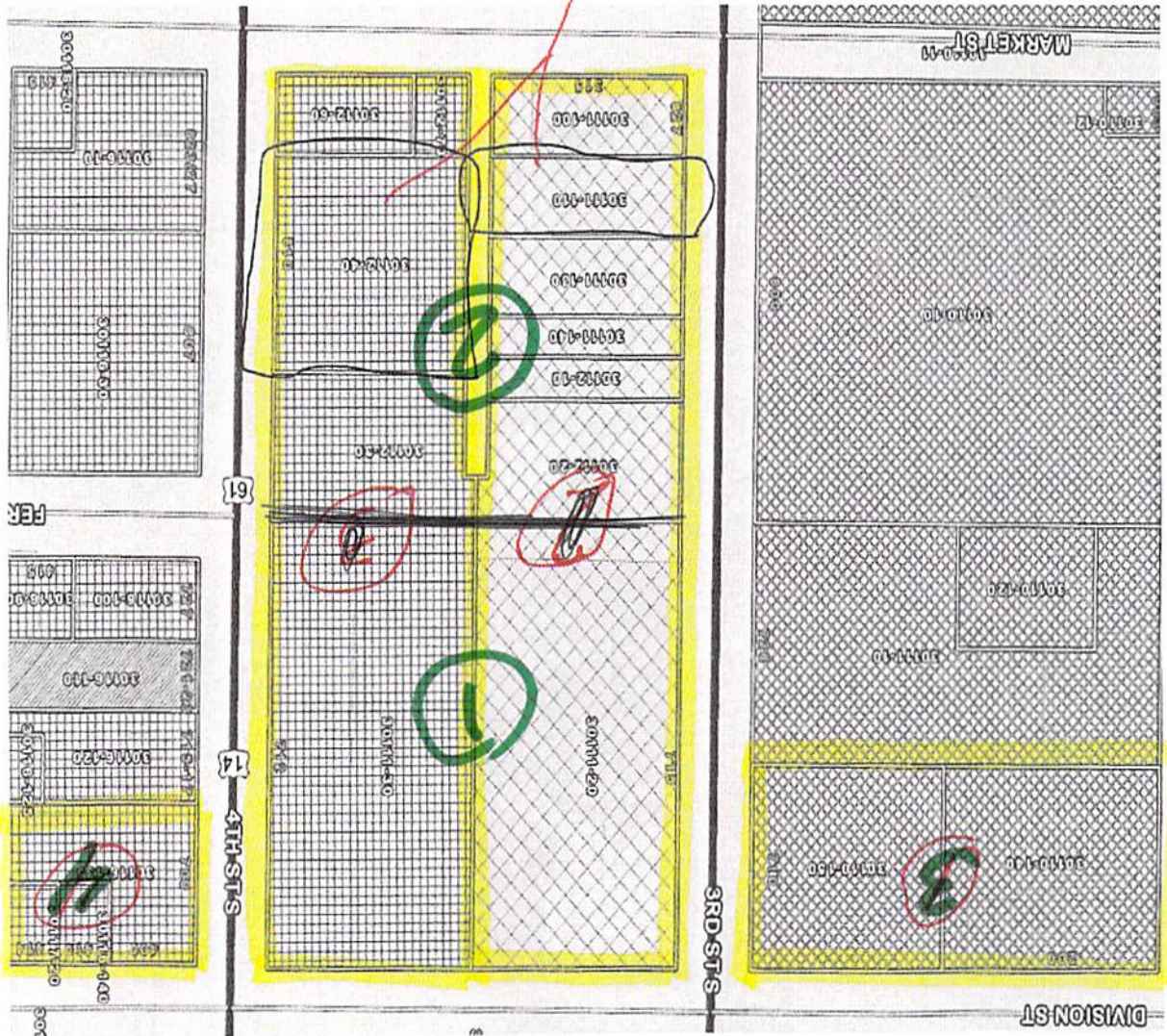
Auto Body & Glass

608.785.1160
La Crosse, WI



7/20/16 MS

OWNERSHIP CHANGE
REQUIRED FOR
COMBINATIONS
ON THESE 2 PARCELS



PAGE AUTOMOTIVE POTENTIAL Parcel COMBINATIONS

12

①

②

3


[Parcel Search](#) | [Permit Search](#)

715 3RD ST S LA CROSSE

Print View

Parcel: 17-30111-20 Internal ID: 31870
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-30111-20
 Internal ID: 31870
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 1.429
 Township: ¹ 15
 Range: ¹ 07
 Section: ¹ 06
 Qtr: ¹ SE-NE

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

STODDARD & LEVYS ADDITION LOTS 1-5 BLOCK 11 & W1/2 VAC ALLEY ADJ ON E & N1/2 VAC FERRY ST ON S LOT S2: 183.25 X 333

Property Addresses:

<u>Street Address</u>	<u>City(Postal)</u>
715 3RD ST S	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
HARRY J DAHL REVOCABLE TRUST	Owner	PO BOX 788	LA CROSSE	WI	54602-0788

Districts:

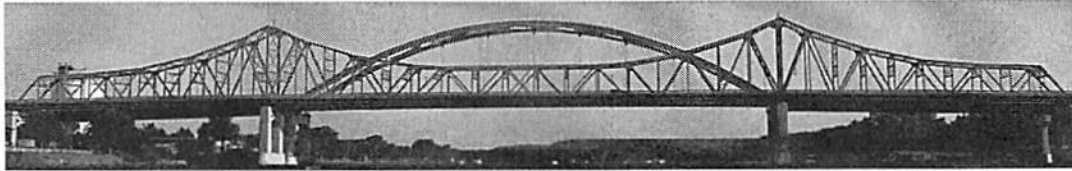
<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
CDZ	Community Development Zone	N
0031	La Crosse TIF 11	N

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 14
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	RETAIL

Lottery Tax Information ¹

Lottery Credits Claimed: 0
 Lottery Credit Application Date:



[Parcel Search](#) | [Permit Search](#)

803 3RD ST S LA CROSSE

Print View

Parcel: 17-30112-20 Internal ID: 56825
Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-30112-20
Internal ID: 56825
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.370
Township: 15
Range: 07
Section: 06
Qtr: SE-NE

Parcel
Taxes
Outstanding Taxes
Assessments
Deeds
Permits
History

Legal Description:

STODDARD & LEVYS ADDITION LOT 5 EX S 2FT BLOCK 12 & S 1/2 VAC FERRY ST AS VAC IN V872 P769

Property Addresses:

<u>Street Address</u>	<u>City(Postal)</u>
803 3RD ST S	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
HARRY J DAHL REVOCABLE TRUST	Owner	PO BOX 788	LA CROSSE	WI	54602-0788

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
CDZ	Community Development Zone	N
0031	La Crosse TIF 11	N

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 14
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	VACANT LOT

Lottery Tax Information

Lottery Credits Claimed: 0
Lottery Credit Application Date:


[Parcel Search](#) | [Permit Search](#)

807 3RD ST S LA CROSSE

Print View

Parcel: 17-30112-10 Internal ID: 31877
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-30112-10
 Internal ID: 31877
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.129
 Township: 15
 Range: 07
 Section: 06
 Qtr: SE-NE

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

STODDARD & LEVYS ADDITION N1/2 LOT 4 & S 2FT LOT 5 BLOCK 12 LOT SZ: 32 X 172.5

Property Addresses:

Street Address	City (Postal)
807 3RD ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
HARRY J DAHL REVOCABLE TRUST	Owner	PO BOX 788	LA CROSSE	WI	54602-0788

Districts:

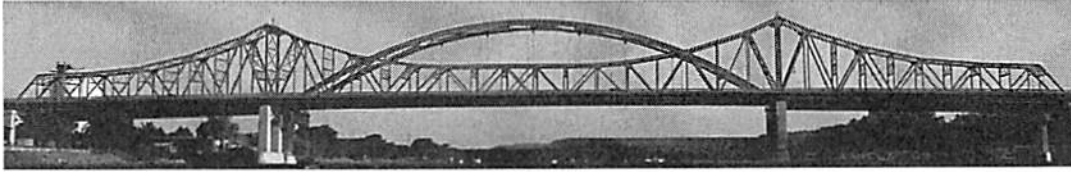
Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
CDZ	Community Development Zone	N
0031	La Crosse TIF 11	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 14
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	VACANT LOT

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:


[Parcel Search](#) | [Permit Search](#)

811 3RD ST S LA CROSSE

Print View

Parcel: 17-30111-140 Internal ID: 31876
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-30111-140
 Internal ID: 31876
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.121
 Township: 15
 Range: 07
 Section: 06
 Qtr: SE-NE

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

STODDARD & LEVYS ADDITION S1/2 LOT 4 BLOCK 12 LOT SZ: 30 X 172.5

Property Addresses:

<u>Street Address</u>	<u>City(Postal)</u>
811 3RD ST S	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
HARRY J DAHL REVOCABLE TRUST	Owner	PO BOX 788	LA CROSSE	WI	54602-0788

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
CDZ	Community Development Zone	N
0031	La Crosse TIF 11	N

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 14
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	VACANT LOT

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:


[Parcel Search](#) | [Permit Search](#)

817 3RD ST S LA CROSSE

Print View

Parcel: 17-30111-130 Internal ID: 31875
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-30111-130
 Internal ID: 31875
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.242
 Township: 15
 Range: 07
 Section: 06
 Qtr: NE-SE

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

STODDARD & LEVYS ADDITION LOT 3 BLOCK 12 LOT SZ: 60 X 172.5

Property Addresses:

Street Address	City(Postal)
817 3RD ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
HARRY J DAHL REVOCABLE TRUST	Owner	PO BOX 788	LA CROSSE	WI	54602-0788

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
CDZ	Community Development Zone	N
0031	La Crosse TIF 11	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 14
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	VACANT LOT

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:


[Parcel Search](#) | [Permit Search](#)

315 MARKET ST LA CROSSE

Print View

Parcel: 17-30111-100 Internal ID: 66242
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-30111-100
 Internal ID: 66242
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.242
 Township: ¹ 15
 Range: ¹ 07
 Section: ¹ 06
 Qtr: ¹ NE-SE

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

STODDARD & LEVYS ADDITION LOT 1 BLOCK 12

Property Addresses:

Street Address	City (Postal)
315 MARKET ST	LA CROSSE
827 3RD ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
HARRY J DAHL REVOCABLE TRUST	Owner	PO BOX 788	LA CROSSE	WI	54602-0788

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
CDZ	Community Development Zone	N
0031	La Crosse TIF 11	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012+ VOTING WARDS	2012+ Ward 14
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	VACANT LOT

Lottery Tax Information ¹

Lottery Credits Claimed: 0
 Lottery Credit Application Date:



[Parcel Search](#) | [Permit Search](#)

819 3RD ST S LA CROSSE

Print View

Parcel: 17-30111-110 Internal ID: 31874
 Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-30111-110
 Internal ID: 31874
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.242
 Township: 15
 Range: 07
 Section: 06
 Qtr: NE-SE

- Parcel
- Taxes
- Outstanding Taxes
- Assessments
- Deeds
- Permits
- History

Legal Description:

STODDARD & LEVYS ADDITION LOT 2 BLOCK 12

Property Addresses:

<u>Street Address</u>	<u>City (Postal)</u>
819 3RD ST S	LA CROSSE

Owners/Associations:

<u>Name</u>	<u>Relation</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
AUTOMOTIVE ENTERPRISES LLC	Owner	561 THEATER RD	ONALASKA	WI	54650

Districts:

<u>Code</u>	<u>Description</u>	<u>Taxation District</u>
2849	LA CROSSE SCHOOL	Y
3	Book 3	N
CDZ	Community Development Zone	N
0031	La Crosse TIF 11	N

Additional Information

<u>Category</u>	<u>Description</u>
2012+ VOTING SUPERVISOR	2012+ Supervisor District 9
2012 + VOTING WARDS	2012+ Ward 14
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	VACANT LOT

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date: