

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 then 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

1 Dolland

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 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: 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 servic 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.								

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
The Comprehensive Plan page 11-6 states that redevelopment of brownfield sites should be an element of the City's economic development program. The proposed site was remediated in 2000 and is now available for redevelopment from its original use as an auto service station to an auto service facility. 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 29th December . 1999 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. STATE OF WISCONSIN)) ss. COUNTY OF LA CROSSE Personally appeared before me this 8 day of October ___, 20<u>% }</u>, the above named individual. to me known to be the person who executed the foregoing instrument and acknowledged the same. rannon KO (2001 My Commission Expires: PETITIONER SHALL, <u>BEFORE FILING</u>, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT. Review was made on th day of (

hning & Development

Signed:

AFFIDAVIT

ate of Wiscom Junty of Jack) ss						
	gned, <u>Kis</u>	h-K	13h, 42	P	, bei	ng duly	
1. That of <u>Dr</u>	the undersig	ned is	an adult State of <u>()</u>	resident	of the	City To	washi
2. That	the undersigned in Rose St.	s (one of the	he) legal own	er(s) of the	property loc	ated at	
Subscribed and Notary Public		ne undersigne mendment (c	ed authorizes the ircle one) for sale one of October day of October	aid property.	for a condition	eau isno	
My Commissio	n expires 7/2/22						

Coulee Auto Care 1103 Rose St. La Crosse WI 54603

