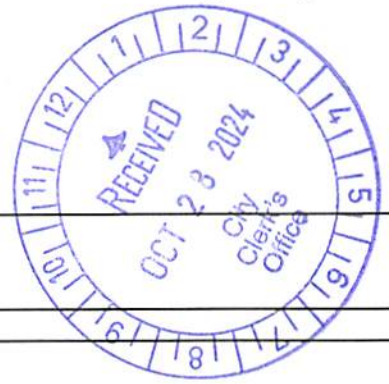


PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES



Petitioner (name and address):

Kwik Trip, Inc. 1626 Oak Street, La Crosse, WI 54603

Owner of site (name and address):

Kwik Trip, Inc. 1626 Oak Street, La Crosse, WI 54603

Address of subject premises:

1133 West George Street, La Crosse, WI

Tax Parcel No.:

17-10264-35

Legal Description (must be a recordable legal description; see Requirements):

PRT GOVERNMENT LOT 1 & PRT SW-SE BEG NE COR GL 1 S89D34MW ALG N LN 243.15FT TO NELY R/W LN RD S54D26ME ALG R/W LN 276.94FT ALG R/W ALG CURV N80D26M30SE 49.6FT TO NWLY R/W LN RD N35D19ME ALG R/W LN 190.89FT TO N LN SW-SE S89D34MW ALG N LN 141.4FT TO POB EX PRT TAKEN FOR GEORGE ST BEING PRCL 6 ON TPP NO. 1071-06-23-4.02 IN DOC NO. 1679408 SUBJ TO AGREE IN DOC NO. 18  
*See Attached*

Zoning District Classification:

S - Multizoned, C1 and C2 *Local Business & Commercial*

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:

Convenience store with auto fueling canopy.

Property is Proposed to be Used For:

Convenience store with auto fueling canopy.

Proposed Rezoning is Necessary Because (Detailed Answer):

Rezoning to a single zoning district consistent with an allowed use of a convenience store and to allow a future lot combination with adjacent parcel 17-10355-20 with is zoned C2.

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

Rezoning the full lot to C2 will not be detrimental to the neighborhood due to no change in use and will eliminate an improper s-multi-zoning with C1 zoning that runs part way through existing store and fuel canopy.

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

Rezoning is consistent with the city's long range comp plan goals, objectives, actions, and policies to continue the current use and clean up a multi-zoned property.

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 22 day of April, 1983.

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.

Ed H. Peterson  
(signature)

608-793-6309 10-28-24  
(telephone) (date)

epeterson@kwicktrip.com  
(email)

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

Review was made on the 17<sup>th</sup> day of November, 2024

Signed: [Signature], Planning Manager  
Director of Planning & Development



Knight Barry Title United LLC  
 500 2nd St. S, Ste. 102  
 La Crosse, WI 54601  
 (608)791-2000  
 Fax: (608) 351-2261

**COMMITMENT FOR TITLE INSURANCE**  
**Schedule A**

**File #: 2229235**  
**Revision: 2229235**

Completed on: 08/04/2023 10:41 AM  
 Last Revised on: 08/04/23 10:42 AM  
 Printed on: 08/04/2023 10:42 AM  
 Title Contact: Jim Gull (jim@knightbarry.com)  
 Closing Contact: lacrosseclouser@knightbarry.com

**COMMITMENT DATE** August 4, 2023 at 08:00 AM

**1. POLICY TO BE ISSUED**

**ALTA OWNERS POLICY (07/01/21)**

Proposed Amount of Insurance: \$15,000.00  
*(the purchase price)*

Proposed Insured: **Kwik Trip Inc., a Wisconsin corporation**  
*(the buyer)*

**2. TITLE TO THE FEE SIMPLE ESTATE OR INTEREST IN THE LAND IS AT THE COMMITMENT DATE VESTED IN**  
*(the owner)*

**Kwik Trip, Inc., a Wisconsin corporation**

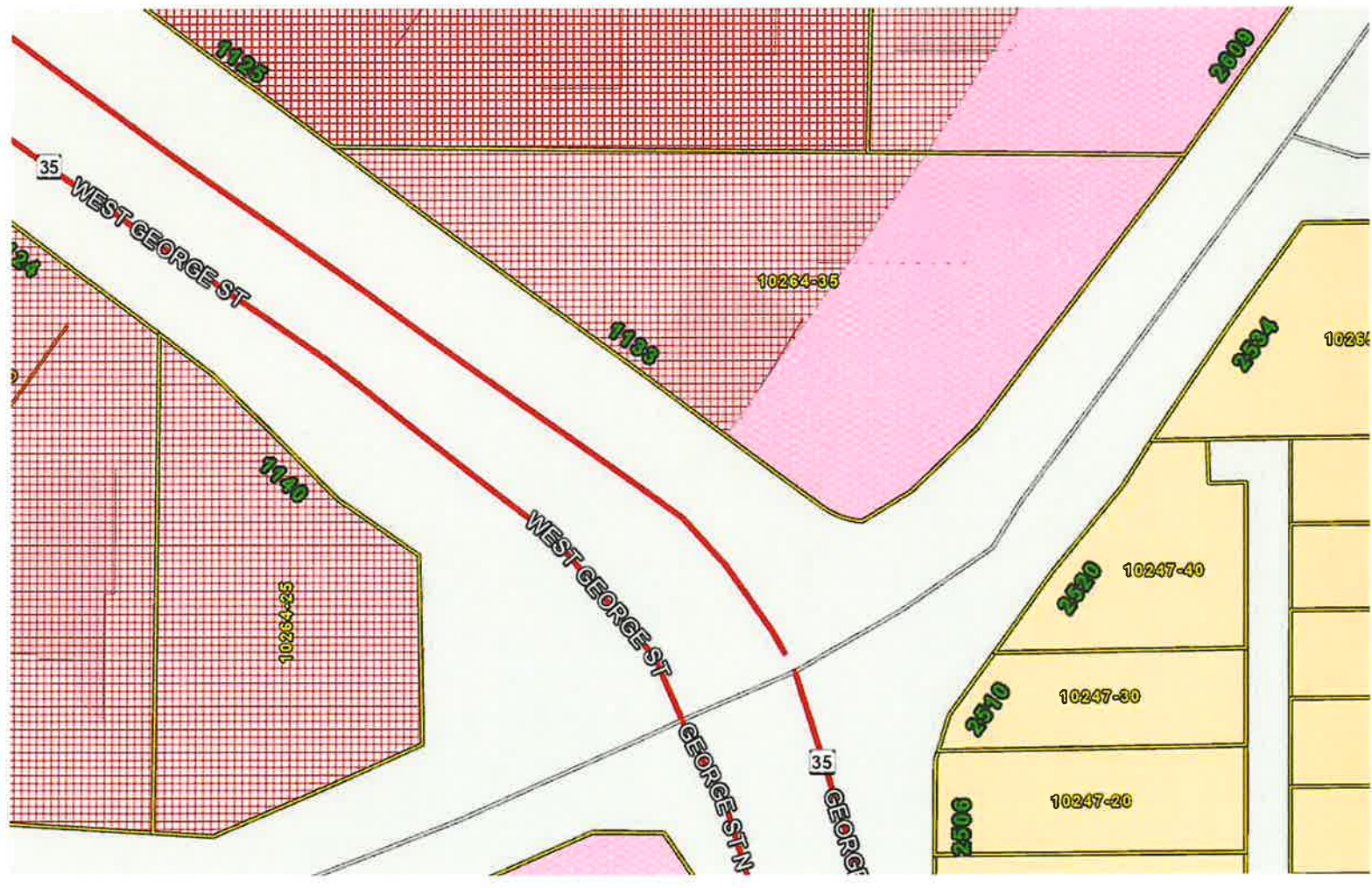
**3. THE LAND IS DESCRIBED AS FOLLOWS**  
*(the legal description)*

Part of Fractional Lot 1 and part of the SW 1/4 of the SE 1/4 of Section 17, Township 16 North, Range 7 West, in the City of La Crosse, La Crosse County, Wisconsin, (being part of Block 40 and 41 of Northern Addition to the Village of North La Crosse, now vacated) described as follows: Beginning at the Northeast corner of said Fractional Lot 1; thence South 89 degrees 34 minutes West along the North line thereof 243.15 feet to the Northeasterly right of way line of West George Street; thence South 54 degrees 26 minutes East along said right of way line 276.94 feet to the point of curvature of a 35 foot radius curve; thence continuing along said right of way line on the arc of said curve, concave to the North, the chord of which bears North 80 degrees 26 minutes 30 seconds East and measures 49.60 feet, to the point of tangency of said curve and the Northwesterly right of way line of George Street; thence North 35 degrees 19 minutes East along said right of way line 190.89 feet to the North line of said SW 1/4 of the SE 1/4; thence South 89 degrees 34 minutes West along the North line thereof 141.4 feet to the point of beginning.

*For informational purposes only:*  
*Property Address: 1133 George St W, La Crosse, WI 54603*  
*Tax Key Number: 17-10264-035*

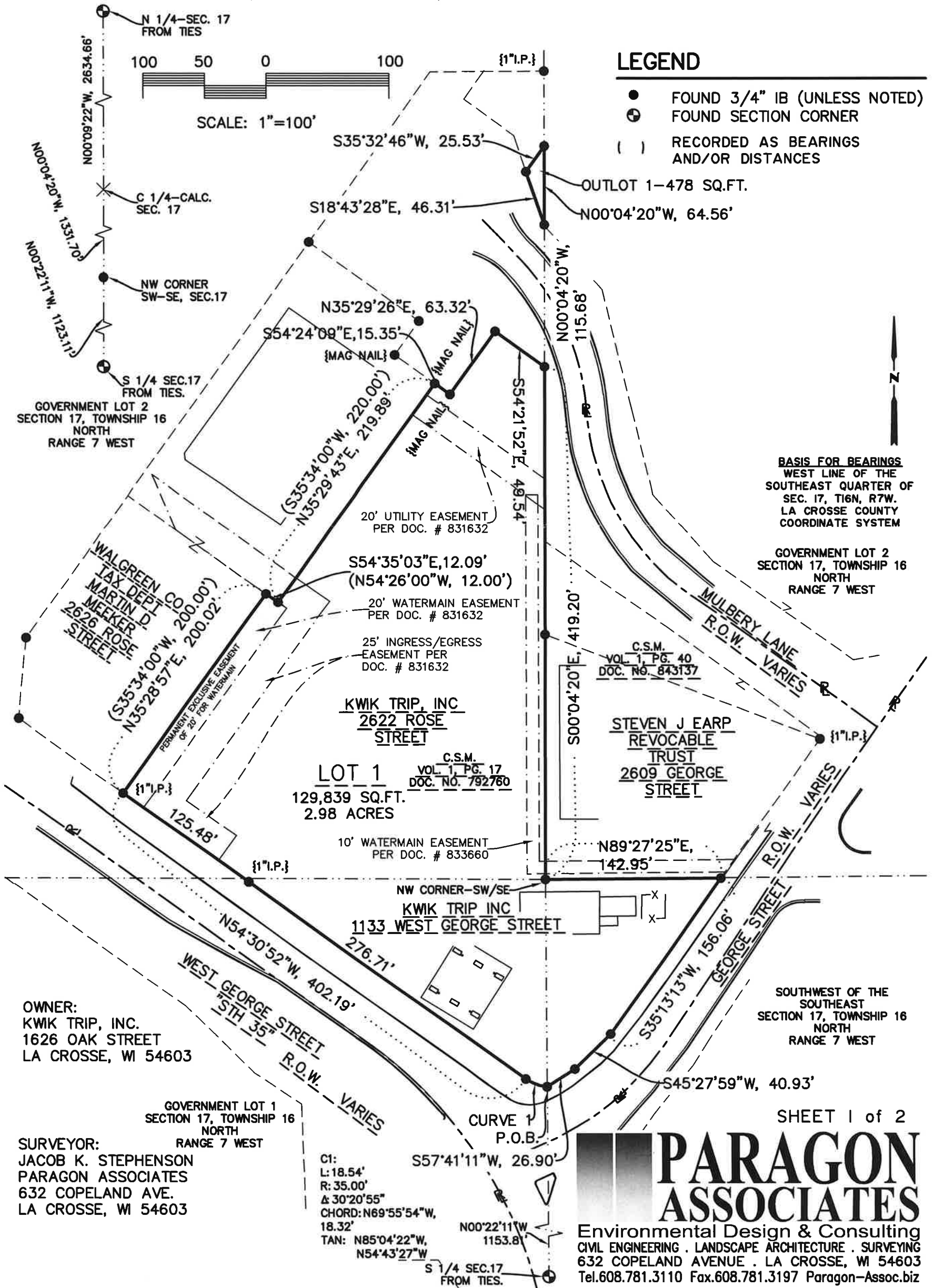
*This page is only a part of the 2021 ALTA Commitment for Title Insurance underwritten by First American Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy and the Commitment Conditions (located at <https://www.knightbarry.com/cover/fa/21>); Schedule A; Schedule B, Part 1 Requirements; and Schedule B, Part 2 Exceptions. All italicized words in this Commitment are for informational purposes only and for the convenience of the reader and are not part of the ALTA Commitment form.*



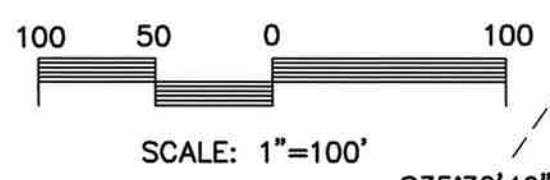


# CERTIFIED SURVEY MAP

PART OF GOVERNMENT LOT 1, GOVERNMENT LOT 2, PART OF CERTIFIED SURVEY MAP VOLUME 1, PAGE 17, DOCUMENT NUMBER 792760 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN



- LEGEND**
- FOUND 3/4" IB (UNLESS NOTED)
  - ⊙ FOUND SECTION CORNER
  - ( ) RECORDED AS BEARINGS AND/OR DISTANCES



**BASIS FOR BEARINGS**  
WEST LINE OF THE SOUTHEAST QUARTER OF SEC. 17, T16N, R7W. LA CROSSE COUNTY COORDINATE SYSTEM

GOVERNMENT LOT 2 SECTION 17, TOWNSHIP 16 NORTH RANGE 7 WEST

OWNER:  
KWIK TRIP, INC.  
1626 OAK STREET  
LA CROSSE, WI 54603

SURVEYOR:  
JACOB K. STEPHENSON  
PARAGON ASSOCIATES  
632 COPELAND AVE.  
LA CROSSE, WI 54603

GOVERNMENT LOT 1 SECTION 17, TOWNSHIP 16 NORTH RANGE 7 WEST

C1:  
L: 18.54'  
R: 35.00'  
& 30°20'55"  
CHORD: N69°55'54"W,  
18.32'  
TAN: N85°04'22"W,  
N54°43'27"W

SHEET 1 of 2

**PARAGON ASSOCIATES**

Environmental Design & Consulting  
CIVIL ENGINEERING . LANDSCAPE ARCHITECTURE . SURVEYING  
632 COPELAND AVENUE . LA CROSSE, WI 54603  
Tel.608.781.3110 Fax.608.781.3197 Paragon-Assoc.biz

**CERTIFIED SURVEY MAP No.**

PART OF GOVERNMENT LOT 1, GOVERNMENT LOT 2, PART OF CERTIFIED SURVEY MAP VOLUME 1,  
PAGE 17, DOCUMENT NUMBER 792760 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST  
QUARTER, ALL IN SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE  
COUNTY, WISCONSIN

**DESCRIPTION**

PART OF GOVERNMENT LOT 1, GOVERNMENT LOT 2, PART OF CERTIFIED SURVEY MAP VOLUME 1, PAGE 17,  
DOCUMENT NUMBER 792760 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 17,  
TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE N00°22'11"W, 1153.81 FEET ALONG THE  
EAST LINE OF SAID GOVERNMENT LOT 1 AND WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST  
QUARTER TO THE RIGHT-OF-WAY OF WEST GEORGE STREET/STATE HIGHWAY 35, BEGINNING OF A 35.00 FOOT  
RADIUS CURVE CONCAVE TO THE NORTHEAST AND POINT OF BEGINNING; THENCE ALONG SAID CURVE 18.54 FEET,  
THE CHORD OF WHICH BEARS N69°55'54"W, 18.32 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY  
N54°30'52"W, 402.19 FEET; THENCE N35°28'57"E 200.02 FEET; THENCE S54°35'03"E 12.09 FEET; THENCE  
N35°29'43"E 219.89 FEET; THENCE S54°24'09"E, 15.35 FEET; THENCE N35°29'26"E 63.32 FEET TO THE SOUTH  
RIGHT-OF-WAY MULBERRY LANE; THENCE S54°21'52"E, 49.54 FEET ALONG SAID RIGHT-OF-WAY; THENCE  
N00°04'20"W 115.68 FEET TO THE NORTH RIGHT-OF-WAY OF MULBERRY LANE; THENCE CONTINUING N00°04'20"W  
64.56 FEET; THENCE S35°32'46"W 25.53 FEET TO THE NORTH RIGHT-OF-WAY OF MULBERRY LANE; THENCE  
S18°43'28"E 46.31 FEET ALONG SAID RIGHT-OF-WAY; THENCE S00°04'20"E 115.68 FEET TO THE SOUTH  
RIGHT-OF-WAY OF MULBERRY LANE; THENCE S00°04'20"E, 419.20 FEET TO THE NORTHWEST CORNER OF SAID  
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°27'25"E, 142.95 FEET ALONG THE NORTH LINE OF  
SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE WEST RIGHT-OF-WAY GEORGE STREET; THENCE  
S35°13'13"W, 156.06 FEET ALONG SAID RIGHT-OF-WAY; THENCE S45°27'59"W, 40.93 FEET ALONG SAID  
RIGHT-OF-WAY; THENCE S57°41'11"W, 26.90 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 130,317 SQ.FT. OR 2.99 ACRES MORE OR LESS  
SUBJECT TO ALL OTHER EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHT-OF-WAYS IMPLIED, UNRECORDED  
AND OF RECORD.

**OWNER'S CERTIFICATE**

I, KWIK TRIP, INC., AS OWNER, DO HEREBY CERTIFY THAT I HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE  
SURVEYED, DIVIDED, AND MAPPED AS SHOWN HEREON.

\_\_\_\_\_  
SIGNED THIS                      DAY OF                      20                      .  
-REPRESENTATIVE OF OWNER

**SURVEYOR'S CERTIFICATE**

I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR #3076, HEREBY CERTIFY THAT THIS IS A CORRECT  
REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF, MADE  
UNDER THE DIRECTION OF, KWIK TRIP, INC., OWNER, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF  
CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF LA CROSSE SUBDIVISION CONTROL ORDINANCE IN  
SURVEYING, DIVIDING AND MAPPING THE ABOVE DESCRIBED PARCEL.

\_\_\_\_\_  
JACOB K. STEPHENSON                      PLS#3076  
PARAGON ASSOCIATES

**CITY OF LA CROSSE APPROVAL**

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF LA CROSSE THIS

\_\_\_\_\_  
DAY OF \_\_\_\_\_ APRIL, 2024.

\_\_\_\_\_  
SIGNED-                      DATE