CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): The Driftless Axe, LLC
PO Box 1482 Lacrosse WI 54602
Owner of property (name and address), if different than Applicant: Kellogg Investments LLC
Architect (name and address), if applicable:
Professional Engineer (name and address), if applicable:
Contractor (name and address), if applicable:
Suite 101 Address(es) of subject parcel(s): 300 4th St. S. 45 20 610556 WI 54601
Tax Parcel Number(s):
Legal Description (must be a recordable legal description; see Requirements): CFF J Dunn HI Dousman's feter Camerons Addition Let 10 EX W BO FT Block II
Zoning District Classification: 63 - Community Business
A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-359 If the use is defined in Sec.: 115-347(6)(c)(1) or (2), see "*" on the next page. 115-353 or 356, see "**" on the next page.
Is the property/structure listed on the local register of historic places? Yes No
Description of subject site and CURRENT use: Carrently 1/2 is flayers for floposed space is adjacent in space formucly used by Players Rar. Currently vacant
Description of PROPOSED site and operation/use (detailed plan of the proposed site): See Attached
Type of Structure proposed: Commercial Building
Number of current employees, if applicable:
Number of proposed employees, if applicable: 7-10 +
Number of current off-street parking spaces:
Number of proposed off-street parking spaces:

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* If the proposed use is defined in Sec. 115-347(6)(c)
(1) and is proposed to have 3 or more employees at one time, a 500-foot notification is required and off-street parking shall be provided. Will there be 3 or more employees at one time? Y_N \(\subseteq \)
or
(2) a 500-foot notification is required and off-street parking is required.
Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.
Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.
**If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be notified of the privacy fence provision by the City Clerk.
Check here if proposed operation or use will be a parking lot:
Check here if proposed operation or use will be green space:
Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.
In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. Any such replacement structure shall be completed within two (2) years of the issuance of any demolition or moving permit.
If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.
CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief. (signature) (signature) (date) (date)
STATE OF WISCONSIN)
COUNTY OF LA CROSSE)
Personally appeared before me this day of July, 20/8 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: 4-1-24
Applicant shall, before filing with the City Clerk's Office, have this application reviewed in the City Clerk's Office, have this application reviewed in the City Clerk's Office, have this application reviewed in the City Clerk's Office, have this application reviewed in the City Clerk's Office, have this application reviewed in the City Clerk's Office, have this application reviewed in the City Clerk's Office, have this application reviewed in the City Clerk's Office, have the cit
Review was made on the 300 day of July 2018.
Signed:

AFFIDAVIT OF OWNER

STATE OF	WI)
COUNTY OF _	LACROSSE)ss
The un	dersigned, <u>KEU to La TravEST MENS</u> , <u>KEV IN KEU Dob</u> (owner of subject parcel(s) for Conditional Use)
sworn states:	
1.	That the undersigned is an adult resident of the City of LA CLOSSE State of WI
2.	That the undersigned is a/the legal owner of the property located at:
	(address of subject parcel or Conditional Use)
. 3.	By signing this affidavit, the undersigned property owner authorizes the application for a conditional use permit/district change or amendment (circle one) for said property. Property Owner
Subscr	ibed and sworn to before me this 3 day of 50 , 20 , 9 .
Notary My Cor	Public mmission expires 03/2022 TO LEY ON THE WARRENT TO SIM YOU

Description of proposed site and operation/use:

The Driftless Axe will reside at 300 4th St S. #101 (previously 332 Jay St) in the northern section running along the Jay St side of the building, formerly occupied by Players Bar. The space has been subdivided into 2 separate venues and will have a separate entrance from Players Bar. The Driftless Axe will specialize in Axe Throwing experiences and other games, while having the ability to serve beer and light re-heated foods such as flatbread pizzas, hot dogs, & pretzels. Approximately 80+% of the venues space will be dedicated to competitive axe throwing and is the primary focus of the business. Our intention is not to create an alcohol centered business (we have no initial intention on even serving liquor, beer/wine only), rather we are creating an experience that guests can enjoy their favorite craft beer while enjoying everything else provided.

Only an estimated 15-20% of sales will be derived from alcohol sales. The remaining revenue is split into 65+% axe throwing/games and 10-15% food. Again, it is not our intention to create "just another bar" in the downtown district, we are an experience driven venture and will be developing unique cross promotions with our current business, The Great Escape of La Crosse and others throughout La Crosse.

Our employees and guests will utilize on-street and primarily be pointed to the Market Street Ramp for parking, no additional parking will be provided, which will also help to drive city revenue from parking fees for both employees and guests.

We do not have any intention on making any significant changes to the exterior of the building. Interior will have 2 bathrooms added and a small bar area for food/beverage and checking in.

As previously stated, the location we will reside in was previously a bar and by filling this space it will not be adding any additional bar space in the downtown area, so as not to increase the footprint of existing bar type establishments. By doing so we will not negatively impact the surrounding properties and will be bringing a substantial net positive impact to the district. Our investment in the property will increase its value and those surrounding it, as well as help bring even more people to the downtown district for other activities.

The spin-off economic activity due to being able to cross-promote with our existing business The Great Escape of La Crosse, will positively impact the adjacent business and properties. We are currently invested in growing the downtown La Crosse district and will continue working towards its growth and improvement in positive ways.

4th Street

