

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):
ERIK KLECH -
PATO AZUL, LLC - 127 4TH ST. SOUTH LACROSSE, WI 54601

Owner of property (name and address), if different than Applicant:
DAVE BERG - 121 4TH ST. SOUTH LACROSSE, WI 54601

Architect (name and address), if applicable:
~~8~~

Professional Engineer (name and address), if applicable:
~~8~~

Contractor (name and address), if applicable:
~~8~~

Address(es) of subject parcel(s): 127 4TH ST. SOUTH LACROSSE, WI 54601

Tax Parcel Number(s): 17-20623-35

* Legal Description (must be a recordable legal description; see Requirements):
CERTIFIED SURVEY MAP NO. 100 Vol 17 Lot 1
Doc No. 1408034

* Zoning District Classification: C2 - COMMERCIAL

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: VACANT ~~RESTAURANT~~ RESTAURANT

Description of PROPOSED site and operation/use (detailed plan of the proposed site):
THIS WILL BE A RESTAURANT - QUICK SERVICE CRAFT
COCKTAILS - SEATING UNDER 60 PP - THAT INCLUDES
BAR AREA

Type of Structure proposed: _____

Number of current employees, if applicable: NONE

Number of proposed employees, if applicable: UNDER 10 EMPLOYEES MAYBE

Number of current off-street parking spaces: WE DON'T KNOW ANSWER TO

Number of proposed off-street parking spaces: THREE (3) QUESTIONS

* 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___

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.

X

(signature) (date) 6/2/2007
(608) 783-2827 dale.sclathingsdowntown@la.crosse.wi.us
(phone) (email) gmail.com

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

Personally appeared before me this _____ day of _____, 20____, 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: _____

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the _____ day of _____, 20____

Signed: _____
Director of Planning & Development


DAVE BERG CALLED CITY AND SAID I DIDN'T HAVE TO BE NOTARIZED AS H ANOTHER NOTARIZED DOCUMENT SIGN

6-3-22

HEW -

WE ARE ERIK & JENNY, OF ROCHESTER, MN.
WE OWN A RESTAURANT NAMED BLEU DUCK KITCHEN
IN ROCHESTER, FOR THE LAST SIX YEARS.

- * ERIK KLEVEN - 507-319-1255 - ekleven@bleuduckkitchen.com
- * JENNIFER LESTER - 507-261-4913 - jenniferbocker@bleuduckkitchen.com

WE ARE PLANNING ON OPENING PATO AZUL (BLEU DUCK
IN SPANISH) 
IN THIS LACROSSE SPACE -

CONCEPT IS AUTHENTIC MEXICAN W/ A SPANISH TWIST
QUICK SERVICE STYLE. I BELIEVE WE CAN SEAT
UP TO 60PP (ISH) - SAME SIZE AS OUR CURRENT
RESTAURANT. THIS RESTAURANT WILL OFFER CRAFT
COCKTAILS, BOUTIQUE SMOKE WINE AND BEER.

A ROUGH ESTIMATE ON BEVERAGE VS. FOOD WOULD
BE 75% FOOD - 25% ALCOHOL.

APPROXIMATE SQUARE FOOTAGE IS 2303 (ISH) FT.

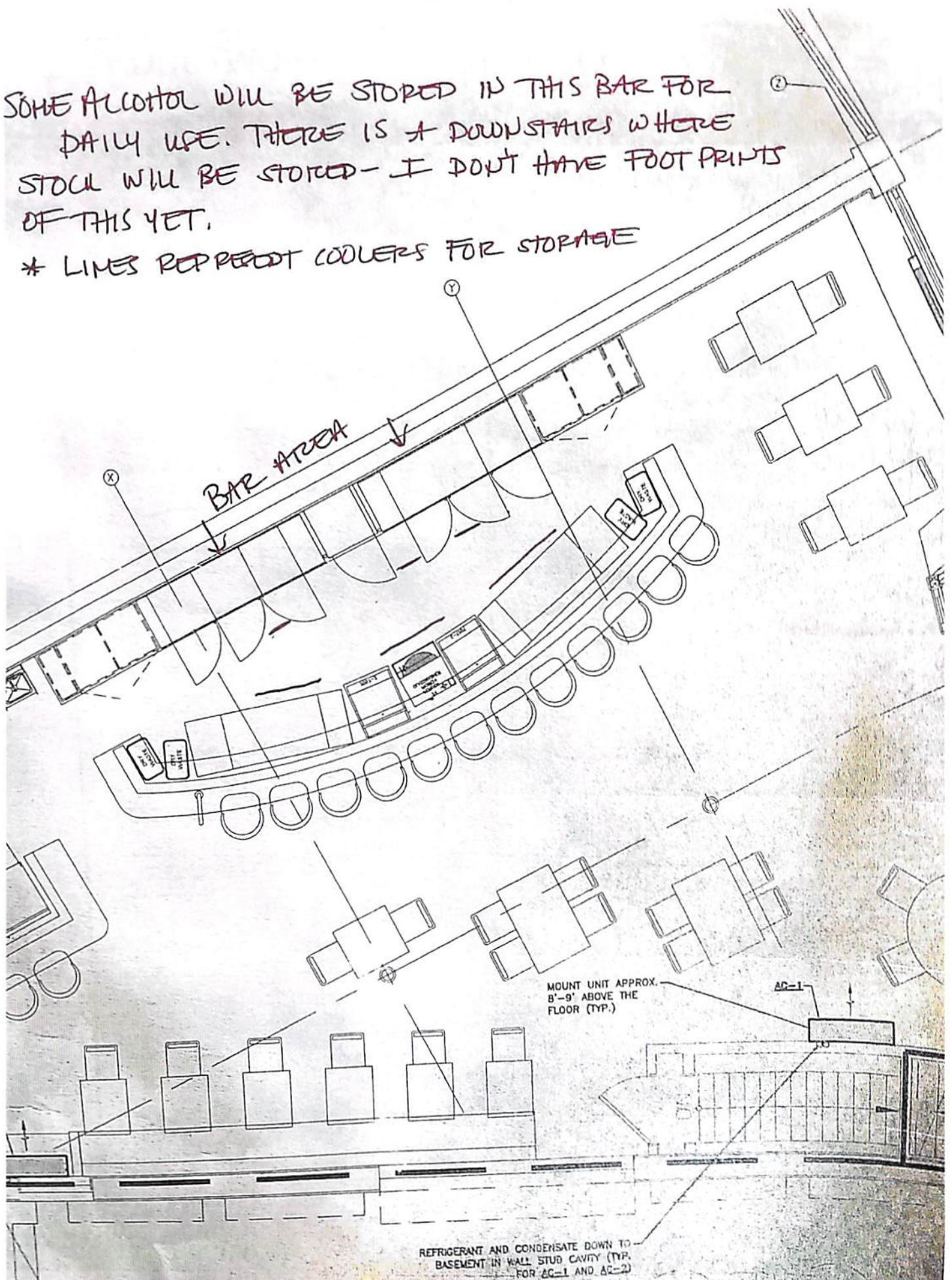
HOPEFULLY IT IS CLOSE ON THESE ESTIMATES.

THANK-YOU

JENNIFER LESTER

SOME ALCOHOL WILL BE STORED IN THIS BAR FOR DAILY USE. THERE IS A DOWNSTAIRS WHERE STOCK WILL BE STORED - I DON'T HAVE FOOT PRINTS OF THIS YET.

* LINES REPRESENT COOLERS FOR STORAGE



AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF Adams) ss

The undersigned, Dale D Burg, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

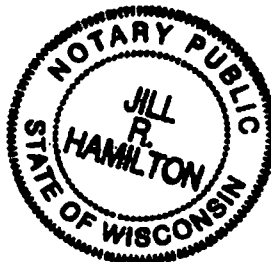
1. That the undersigned is an adult resident of the City of Adams
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
127 4th Street South
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Dale D Burg
Property Owner

Subscribed and sworn to before me this 1 day of June, 2022.

Jill R Hamilton

Notary Public
My Commission expires 6-21-25.



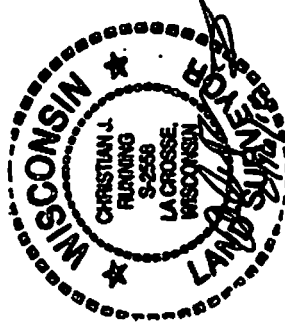
CERTIFIED SURVEY MAP

LOTS 4 AND 5 OF BLOCK 34 OF THE TOWN OF LACROSSE ADDITION, TOWN OF LA CROSSE, NOW CITY OF LA CROSSE, BEING PART OF THE SE-SE OF SECTION 31, T16N, R7W, AND PART OF LOT 1 OF BLOCK 13 OF C & F.J. DUNN, H.L. DOUSMAN & PETER CAMERON'S ADDITION TO THE TOWN OF LA CROSSE, NOW CITY OF LA CROSSE, BEING PART OF THE NE-NE OF SECTION 6, T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

LEGAL DESCRIPTION:
LOTS 4 AND 5 OF BLOCK 34 OF THE TOWN OF LACROSSE ADDITION, TOWN OF LA CROSSE, NOW CITY OF LA CROSSE, BEING PART OF THE SE-SE OF SECTION 31, T16N, R7W, AND PART OF LOT 1 OF BLOCK 13 OF C & F.J. DUNN, H.L. DOUSMAN & PETER CAMERON'S ADDITION TO THE TOWN OF LA CROSSE, NOW CITY OF LA CROSSE, BEING PART OF THE NE-NE OF SECTION 6, T15N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE N89°34'08"W 558.74 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 4, AND THE POINT OF BEGINNING; THENCE N64°15'04"W ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, 151.31 FEET TO THE EASTERLY LINE OF 4TH STREET; THENCE ALONG SAID EASTERLY LINE S26°54'10"W 88.27 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE S00°32'45"W 15.67 FEET TO THE SHARED PARTY WALL; THENCE N89°52'00"E ALONG SAID WALL 172.19 FEET TO THE LINE OF SAID LOT 1; THENCE N00°07'25"E ALONG SAID EAST LINE 14.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N89°45'29"W ALONG THE NORTH LINE THEREOF 2.82 FEET TO THE EASTERLY LINE OF SAID LOT 4; THENCE N26°56'35"E 15.37 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.
PARCEL IS SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.
PARCEL CONTAINS 10,439± S.F. OR 0.24± ACRES.

I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND WITH THE SUBDIVISION ORDINANCES OF THE CITY OF LA CROSSE, AND THE COUNTY OF LA CROSSE, AND UNDER THE DIRECTION OF DALE BERG, OWNER OF SAID LAND, THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE ABOVE CERTIFIED SURVEY MAP; THAT SUCH MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED.

CHRISTIAN J. RUNNING
P.L.S. 2558
DATE: 2/16/18



FOR: DALE BERG
121 4TH ST. S.
LA CROSSE, WI
54601

BY: CHRISTIAN J. RUNNING
RUNNING LAND SURVEYING
700 DAUPHIN ST
LA CROSSE, WI
54603
608-778-5322

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF LACROSSE.

SIGNED Eric F. Hinkle City Clerk 3/23/18
TITLE DATE

SIGNED _____ TITLE DATE