

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

~~People's Food Co-op Inc.~~, 315 5th Ave S La Crosse, WI 54601
People's Food Cooperative, Inc.

Owner of property (name and address), if different than Applicant:

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address(es) of subject parcel(s): 315 5th Avenue South La Crosse, WI 54601

Tax Parcel Number(s): _____ 17-20035-60

Legal Description (must be a recordable legal description; see Requirements): _____
People's Food Cooperative, Inc (SEE) Property Deeds

Zoning District Classification: Commercial -C2

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 X

Description of subject site and **CURRENT** use: Grocery store & Community Room

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):

Grocery store & Community/Event Space (SEE) Proposed Operation Plan attached

Type of Structure **proposed**: Grocery store & Community/Event Space

Number of **current** employees, if applicable: _____

Number of **proposed** employees, if applicable: 2

Number of **current** off-street parking spaces: 12

Number of **proposed** off-street parking spaces: 12

*** 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**: _____

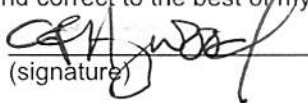
Check here if proposed operation or use will be **green space**: _____

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.


(signature)

May 27 2022
(date)

(telephone)

(email)

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 31st day of May, 2022.

Signed:  Planning Adm
Director of Planning & Development


AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Elizabeth F Haywood, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of La Crescent,
State of Minnesota.
2. That the undersigned is a/the legal owner of the property located at:
315 5th Avenue 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.


Property Owner

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public
My Commission expires _____.

Proposed Operation Plan for PFC Community and Event Room

The PFC community and event space will generate income through several revenue-generating activities.

- Renting space for private gatherings
- Fees to attend PFC sponsored classes (wine-beer-spirits tasting, food pairing, cooking, educational classes, etc.)
- Offering the option to purchase alcohol for a private event or specific PFC sponsored class
- Offering the option to purchase catered food for a private event

The PFC community and event space hours are Tuesday - Saturday,
10 am - 8 pm.

The staff members include an Event Room Coordinator and one part-time team member.

In July 2022, we plan to offer PFC-sponsored classes and begin to rent out the space for private gatherings that will include the option to consume alcoholic beverages. We project that 60% of the revenue generated will come from selling alcohol and catered food.

There will be no alcohol stored in the community and event room. Instead, all alcohol products will be held on the retail sales floor or in secured storage rooms on the first floor.

1203197

STATE BAR OF WISCONSIN FORM 2 - 1982
WARRANTY DEED

VOL 1255 PAGE 309

DOCUMENT NO.

RECORDED
AT 3:00 P M
JUL 24 1998
DEBORAH J. FLOCK
REGISTER OF DEEDS
LA CROSSE COUNTY

William E. Bruring and Louise A. Bruring,
husband and wife

conveys and warrants to People's Food Cooperative, Inc.,
a Wisconsin corporation

\$ 10.00

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

People's Food Coop
329 5th Avenue South
La Crosse, WI 54601

the following described real estate in La Crosse County,
State of Wisconsin:

Lot 5 in Block 16 of C. & F. J. Dunn, H. L.
Dousman and Peter Cameron's Addition to the
Town of La Crosse, in the City of La Crosse.

17-20035-080
PARCEL IDENTIFICATION NUMBER

Subject to easements and restrictions of
record.

TRANSFER
\$ 382.80
FEE

This is not homestead property.
(is) (is not)
Exception to warranties:

Dated this 23 day of July, A.D., 1998

(SEAL)

William E. Bruring (SEAL)

• _____
(SEAL)

• William E. Bruring

• _____
(SEAL)

Louise A. Bruring (SEAL)

• Louise A. Bruring

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney Joseph D. Becker

La Crosse, WI 54601

(Signatures may be authenticated or acknowledged. Both are not
necessary.)

ACKNOWLEDGMENT

State of Wisconsin,

La Crosse County, } ss.

Personally came before me this 23 day of
July, 1998, the above named
William E. Bruring and Louise A.
Bruring

to me known to be _____ person _____ who executed the foregoing
instrument and _____ same

Norma L. Karth
Norma L. Karth

Notary Public: La Crosse County, Wis.

My commission is permanent. (If not, state expiration date)
2-14-99

* Names of persons signing in any capacity should be typed or printed below their signatures.

STATE BAR OF WISCONSIN FORM 2 - 1998
WARRANTY DEED

Document Number

This Deed, made between Barbara Long, a single person

and People's Food Cooperative, Inc., a corporation under the laws of the State of Wisconsin Grantor.

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in La Crosse County, State of Wisconsin:

Parcel A

Lots 3 and 4 in Block 16 of C. & F. J. Dunn, H. L. Dousman and Peter Cameron's Addition to the Town of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin

1389439

LACROSSE COUNTY
REGISTER OF DEEDS
DEBORAH J. FLOCK

RECORDED ON
04/02/2004 04:06PM

REC FEE: 11.00
TRANSFER FEE: 2250.00
EXEMPT #:

PAGES: 1

Name and Return Address

People's Food Cooperative, Inc.
315 5th Avenue South
La Crosse, WI 54601

17-20035-70 & 17-20038-60
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Exceptions to warranties:

Dated this 30th day of ~~February~~ March 2004

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

TITLE: MEMBER STATE BAR OF WISCONSIN

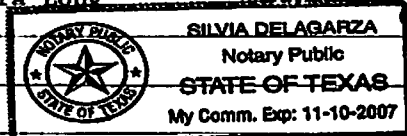
(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
BLOMQUIST & ESPESET
3433 Broadway Street NE, Suite 255
Minneapolis, MN 55413

(Signatures may be authenticated or acknowledged. Both are not necessary.)

* Names of persons signing in any capacity must be typed or printed below their signature.

Barbara Long (SEAL)
Barbara Long



ACKNOWLEDGMENT

State of Texas

Cameron County, ss.
Personally came before me this 30th day of
March 2004 the above named

Barbara Long, a single person

to me known to be the person _____ who executed the foregoing instrument and acknowledge the same.

Silvia De la Garza
Notary Public, State of Texas
My commission is permanent. (If not, state expiration date:
11-10-2007)

LARSON
ARCHITECT
200 Mason Street #3
Okauchee, WI 54650
(608) 784-6808
info@larsonarchitect.com

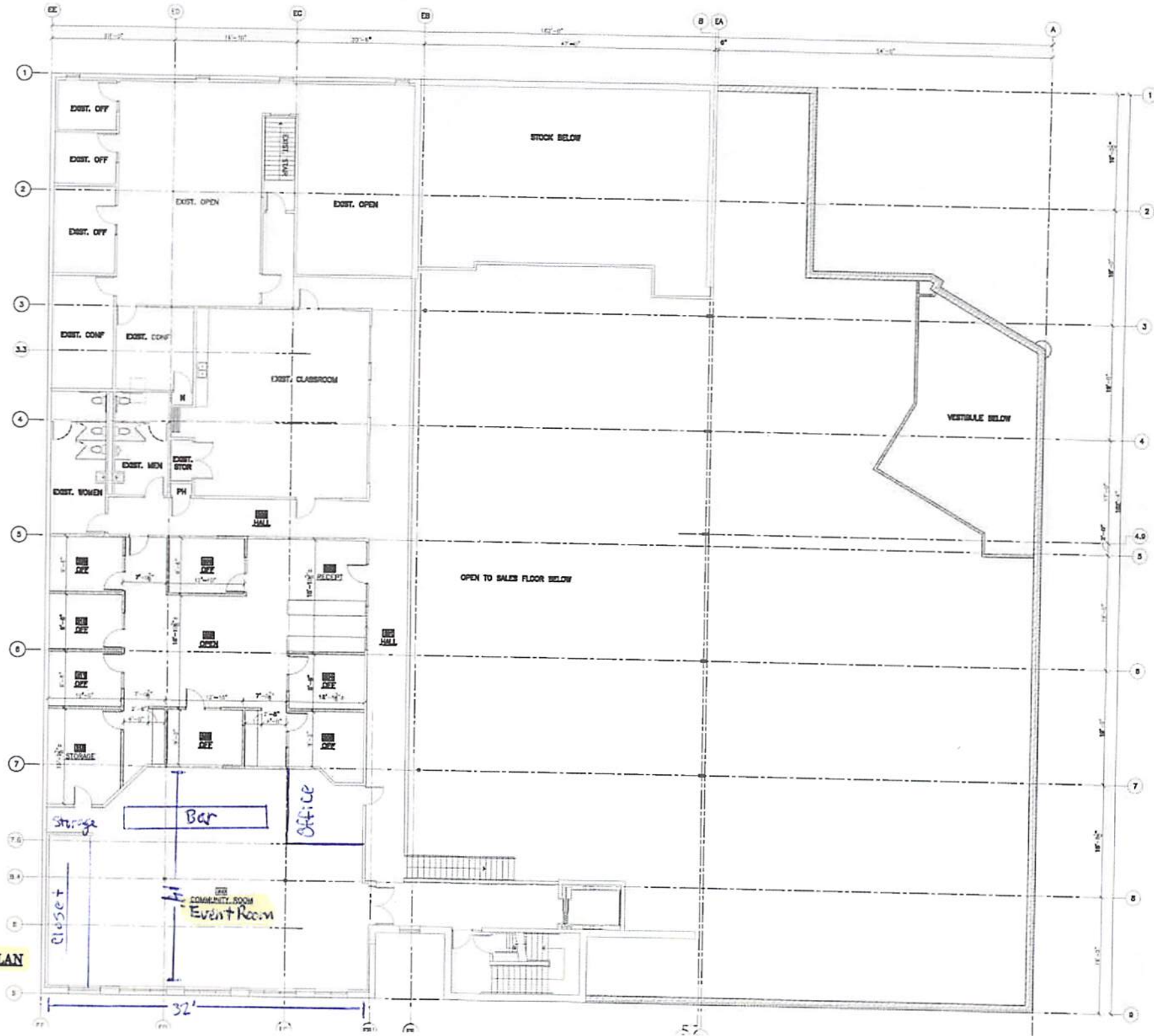


**PEOPLE'S FOOD
COOP**
315 S. FIFTH STREET
LA CROSSE, WI

Revised:
Issued for APPROVAL
Date: APR 20, 15
Checked: TTL
Drawn:



A120



SECOND FLOOR PLAN
1/4" = 1'-0"