

To whom it may concern:

City Brewing Company is applying for a permit to help safely secure our property. We currently have traffic entering and exiting our property from the alley off of Jackson Street and also 4th street which is a major safety concern. We have employees parking and walking on that property on all three shifts. It is our goal to keep all of our employees as safe as possible. By adding additional fencing, it will help us properly secure our property and also protect our employees from additional traffic going thru the middle of our property. Please consider this application for approval to help us attain our goal. If you have any questions feel free to contact me. Thank you.

Scott Phillips ASP

Safety & Security Specialist

City Brewing Company LLC

Direct 608-785-4457

Cell 608-790-4998

sphillips@citybrewery.com

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

City Brewing Company L.L.C.
925 South 3rd Street LaCrosse WI 54601

Owner of site (name and address):

Attn. Scott Phillips
City Brewing Company L.L.C.

Architect (name and address), if applicable:

N/A

Professional Engineer (name and address), if applicable:

Gerald Clements
925 3rd Street South LaCrosse, WI 54601

Contractor (name and address), if applicable:

Moe Fencing 630 Army
Drive, P.O. Box 538 Holmen WI 54636

Address of subject premises:

1102 4th Street South LaCrosse, WI 54601

Tax Parcel No.:

17-30088-80

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

1102 4th St. S
Burns Addition Lots 12, 13, & 14 Blk 3
See Attached

Zoning District Classification:

multi-zoned M2-heavy industrial & C1-Local Business

A Conditional Use Permit is required per La Crosse Municipal Code sec. 115-

If the use is defined in:

- 115-347(6)(c)(1) or (2), see "*" below.
- 115-353 or 356, see "***" below.

Is the property/structure listed on the local register of historic places? Yes _____ No X

Description of subject site and **CURRENT** use (include such items as number of rooms, housing units, bathrooms, square footage of buildings and detailed use, if applicable). If available, please attach blueprint of building(s):

Parking Lot

Description of **PROPOSED** site and operation/use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):

Add fencing & swing gates

Type of Structure (proposed):

Fencing

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

500

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

500

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

0

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

0

* 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? YES NO

(2) a 500-foot notification is required and off-street parking is required.

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 informed of the privacy fence provision by the City Clerk's Office.

Check here if proposed operation or use will be a parking lot:

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

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.

I hereby certify under oath the current value of the structure(s) to be demolished or moved is \$ _____.

I hereby certify under oath the value of the proposed replacement structure(s) is \$ _____.

If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition and moving permit, then the applicant or the property shall be subject to a forfeiture of up to \$5,000 per day for each day the structure is not completed.

CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (agent must provide an affidavit signed by owner) 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.

[Handwritten Signature]
(signature)

9 Oct 2017
(date)

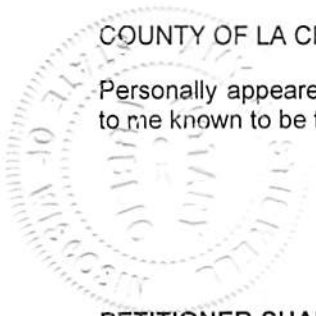
608 785 4264
(telephone)

GINDA B citybrewery.com
(email)

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

Personally appeared before me this 9 day of October, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Handwritten Signature]
Notary Public
My Commission Expires: 02/09/2020



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

Review was made on the 10th day of October, 2017.

Signed: *[Handwritten Signature]*, Senior Planner
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin
COUNTY OF La Crosse)^{ss}

The undersigned, Gregory J. Inda, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 925 3rd Street South.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

City Brewing Company LLC
[Signature], CEO
Property Owner
GREGORY J. INDA



Subscribed and sworn to before me this 9 day of Oct, 2017

Amy R. Hilmer
Notary Public
My Commission expires 02/09/2020

STATE BAR OF WISCONSIN FORM 6 - 1998
SPECIAL WARRANTY DEED

RECORDED
INDEXED
FILED

1264595

12-01-2000 11:41 AM

REG. FEE: \$20.00
INDEXING FEE: \$20.00
PAGE: 3

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Document Number

This Deed, made between La Crosse Properties, Inc., a Delaware corporation, by its duly authorized officers

Grantor, and C B C Acquisition, LLC

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in La Crosse County, State of Wisconsin (the "Property"):

Parcel A:

That part of Lots 1 and 2 in Block 1 of Burns Addition to the City of La Crosse, lying West of and adjacent to relocated Front Street, and that part of Government Lot 3 (being that part of the Fractional North 1/2 of the SE 1/4 lying Easterly of La Plume Slough) of Section 6, Township 15 North of Range 7 West, City of La Crosse, all in La Crosse County, Wisconsin, being part of vacated Jackson Street, lying South of and adjacent to said Block 1, and described as follows: Commencing at the intersection of the North line of Jackson Street with the West line of Third Street; thence West along said North line of Jackson Street 253.45 feet to the point of beginning of this description: Thence continuing West along said North line 46.06 feet; thence South 12° 27' 30" East 9.94 feet; thence North 77° 32' 30" East 45.03 feet to the point of beginning.

Parcel B:

Lots 1, 2, 3 12, 13, and 14 in Block 3 of Burns Addition to the City of La Crosse, and that part of Government Lot 3 (being that part of the Fractional North 1/2 of the SE 1/4 lying Easterly of La Plume Slough) of Section 6, Township 15 North of Range 7 West, City of La Crosse, all in La Crosse County, Wisconsin, being all of that part of vacated Mississippi Street lying North of and adjacent to said Block 3..

Parcel C: (continued on attached sheet)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances, arising by, through or under Grantor, except those matters set forth in Schedule B-II of the Commitment for Title Insurance issued through Liberty Title Corporation, Order No. 17953 LIB-T, a copy of which is attached hereto as Exhibit "A."

* 17-30087-010, 17-30087-090, 30108-070 and 17-30113-050

Dated this 21st day of November, 2000.

La Crosse Properties, Inc., by:

John Mazzuto
* John Mazzuto / President

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
Gregroy S. Bonney, JOHNS, FLAHERTY & RICE
205 5th Ave. South, Suite 600, La Crosse, WI 54601

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

ACKNOWLEDGMENT

STATE OF WISCONSIN NEW YORK

NEW YORK County.) } ss.

Personally came before me this 21st day of
November, 2000 the above named
John Mazzuto

to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

* Hilarie Levion Katz
Notary Public, State of Wisconsin NEW YORK
My Commission is permanent. (If not, state expiration date:
July 5, 2002)

HILARIE LEVION KATZ

Notary Public, State of New York
No. 01KA4935894

Qualified in New York County
Commission Expires July 5, 2002

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

Description continued:

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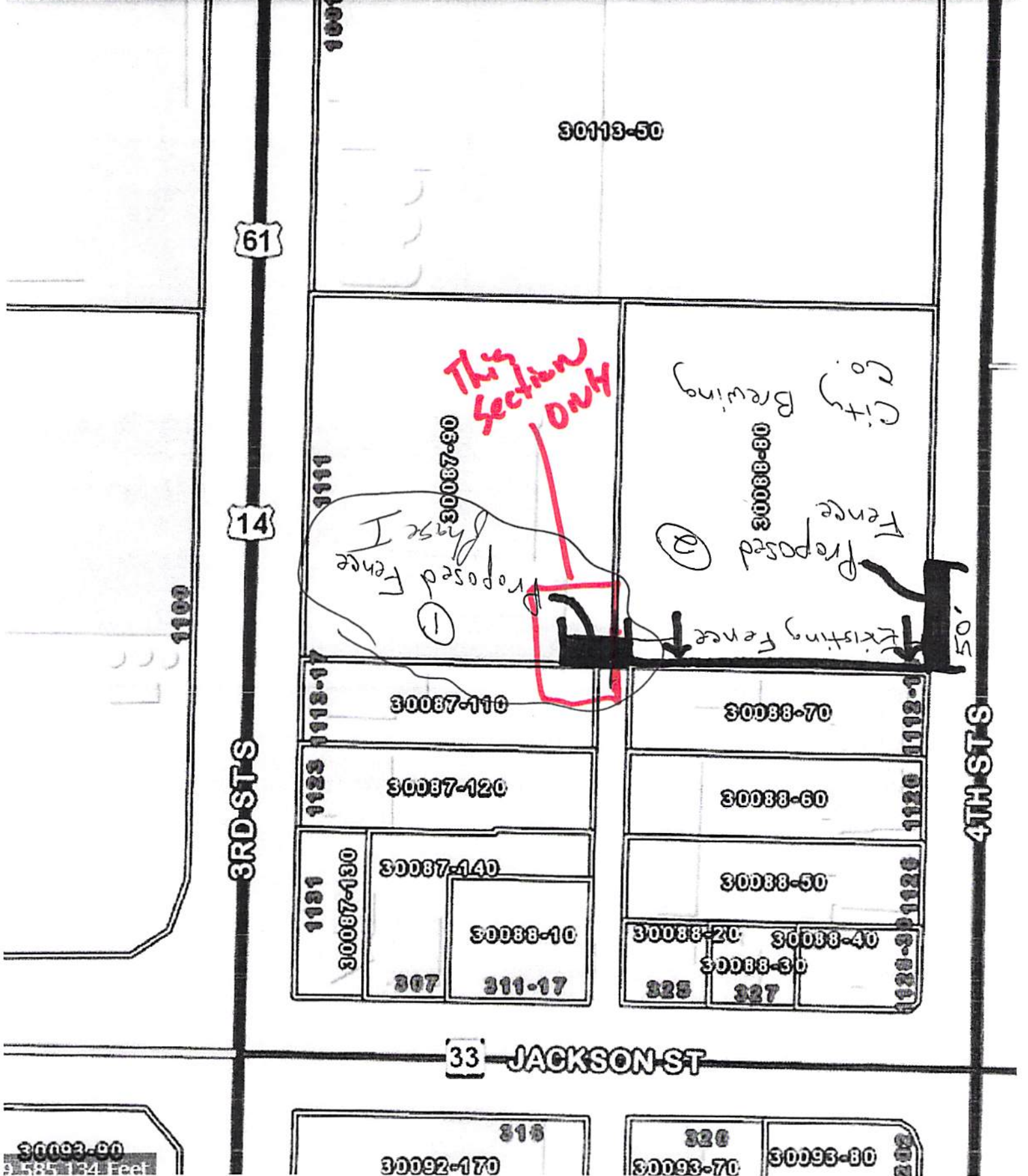
Parcel C:

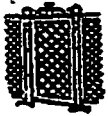
That part of Government Lot 3 (being that part of the Fractional North $\frac{1}{2}$ of the SE $\frac{1}{4}$ lying Easterly of La Plume Slough) of Section 6, Township 15 North of Range 7 West, City of La Crosse, La Crosse County, Wisconsin, being that part of the 20-foot wide alley adjacent to Lots 1, 2, 3, 12, 13, and 14 in Block 3 of Burns Addition to the City of La Crosse, now vacated.

Parcel D:

That part of Government Lot 3 (being that part of the Fractional North $\frac{1}{2}$ of the SE $\frac{1}{4}$ lying Easterly of La Plume Slough) of Section 6, Township 15 North of Range 7 West, City of La Crosse, La Crosse County, Wisconsin, including part of vacated Market Street, described as follows: Commencing at the Northeast corner of Lot 3 in Block 3 of Stoddard & Levy's Addition to the City of La Crosse; thence South $89^{\circ} 47' 14''$ West along the North line thereof and said North line extended 193.30 feet to the point of beginning of this description: Thence South $00^{\circ} 07' 50''$ East 103.17 feet to the North line of the 15-foot wide strip of Market Street which was excepted from the vacation order recorded in Volume 703 of Records, page 554; thence South $89^{\circ} 46' 33''$ West along said North line 84.85 feet; thence continuing along said Northerly line of Market Street South $46^{\circ} 22' 33''$ West 83.43 feet to the meander line of the Mississippi River; thence North $27^{\circ} 00' 47''$ West along said meander line 179.87 feet to the extended North line of said Lot 3 in Block 3 of Stoddard & Levy's Addition; thence North $89^{\circ} 47' 41''$ East along said extended North line 226.70 feet to the point of beginning; including all those lands lying between said meander line and the shore line, and between the extended North and South lines of the above parcel.

ping City Maps County Maps Feedback





Moe Fencing, Inc.

630 Army Drive
P.O. Box 538
Holmen, WI 54638-0538

(808) 528-8551

PROPOSAL

Page No. _____ of _____ Pages

JOB NAME #101	
PROJ#	DATE
	8/22/17

City Brewery
925 S. 3rd St.
LaCross, WI 54601

We hereby submit specifications and estimates for:

The installation of 2 sections of 7' high chain link fence.

1-section by the alley with a 20' double swing gate and privacy slats

1-section along 4th St. going north from the end of the existing fence. No privacy slats.

Material, tax + labor \$3,922.00

Install an additional 20' double swing gate along 4th St.

Add to the above price \$901.00

Total \$4,823.00

We accept Visa and Master Cards

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Ray Mc

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL — The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____

Signature _____

Date _____