

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):
LUIS A. GARCIA

El Charro Mexican Restaurant Bar; Grill LLC

10488 FOREST AVE HAYWARD, WI 54843

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

Scenic Center LLC

c/o BMA Property Management LLC Brad Trahm, member

Architect (name and address), if applicable:

NA

Professional Engineer (name and address), if applicable:

NA

Contractor (name and address), if applicable:

NA

Address(es) of subject parcel(s): 115 5TH AVE S LA CROSSE, WI 54601

Tax Parcel Number(s): 456403046789604 17-20036-70

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

Zoning District Classification: C-2 Commercial Dist

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

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

MEXICAN RESTAURANT AND BAR - REQUESTING FOR PERMISSION FOR BAR & RESTAURANT

Combination "Class B"
Beer & Liquor License

Type of Structure proposed: RESTAURANT

Number of **current** employees, if applicable: 6

Number of **proposed** employees, if applicable: 8

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

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

*** 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.

	3/4/2021
(signature)	(date)
715-934-9790	elcharromexicanbargrill@gmail.com
(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 _____ day of _____, 20____.

Signed: _____
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF WISCONSIN)
) ss
COUNTY OF LA CROSSE)

The undersigned, Brad Frahm ^{on behalf of} Scenic Center LLC, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of Lacrosse,
State of WISCONSIN.
2. That the undersigned is a/the legal owner of the property located at:
115 5TH STREET AVE. LA CROSSE, WI 51320
(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.

Brad Frahm
Property Owner Scenic Center LLC
Brad Frahm, member

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

Notary Public
My Commission expires _____.

115 5TH AVE S LA CROSSE

Parcel: 17-20036-70
Internal ID: 28036
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.290
Township: 15
Range: 07
Section: 06

Abbreviated Legal Description:

C & F J DUNN, H L DOUSMAN & PETER CAMERONS ADDITION ALL LOT 2 & PRT LOTS 1 & 3 BLOCK 18
COM SE COR LOT 3 N ALG E LN 54.3FT TO POB N 74.55FT M/L TO SE COR OF E/W ALLEY W ALG S LN
ALLEY TO W LN LOT 1 S TO PT 45.21FT M/L N OF SW COR LOT 3 E 122.3FT M/L N 6.75FT E 30.4FT M/L TO
POB (SCHNEIDER BLDG)

Property Addresses:

Street Address	City(Postal)
115 5TH AVE S	LA CROSSE
115 5TH AVE S	LA CROSSE
115 5TH AVE S	LA CROSSE
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115 5TH AVE S	LA CROSSE



* 1 6 7 7 2 5 7 1 *

State Bar of Wisconsin Form 1 - 2003
WARRANTY DEED

Document Number

Document Title

1677257

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. HCBRIDE

RECORDED ON
06/27/2016 03:16PM
REC FEE: 30.00
TRANSFER FEE: 3750.00
EXEMPT 0:
PAGES: 1

THIS DEED made, between Masrud/McGuire, LLC, a Wisconsin limited liability company, ("Grantor," whether one or more), Scenic Center, LLC, a Wisconsin limited liability company, ("Grantee," whether one or more).

Grantor, for valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests in La Crosse County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Part of Lot 1, all of Lot 2, and part of Lot 3 in Block 18 of C. & F. J. Dunn, H. L. Dousman & Peter Cameron's Addition to the Town of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the Southeast corner of said Lot 3; thence North along the East line thereof 54.3 feet to the South wall of the building known as the Frank J. Hoeschler Building, and the point of beginning of this description: Thence continuing North along the East line of said Lots 3, 2 and 1 a distance of 74.55 feet, more or less, to a stone of the Southeast corner of an East-West alley as platted in Stirnemunn's Addition; thence West along the South line of said alley to the West line of said Lot 1; thence South along the West line of said Lots 1, 2, and 3 to the Southwest corner of the Frank J. Hoeschler Building at a point 45.21 feet, more or less, North of the Southwest corner of said Lot 3; thence East along the South line of said building, parallel with the South line of said Lot 3, a distance of 122.3 feet, more or less, to a corner of said building; thence North along an East wall of said building 6.75 feet; thence East along the South wall of said building 30.4 feet, more or less, to the point of beginning.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and clear of encumbrances except: subject to easements, encumbrances and rights of way of record.

Dated: June 15, 2016

MASRUD/MCGUIRE, LLC,
a Wisconsin limited liability company

* _____

(SEAL) By: [Signature] (SEAL)
Name: Richard Masrud
Title: Member

* _____

(SEAL) By: [Signature] (SEAL)
* Patrick K. McGuire
Title: Member

AUTHENTICATION

Signature(s) _____

authenticated on _____

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

THIS INSTRUMENT WAS DRAFTED BY:

Attorney Sean O'Flaherty
201 Main Street, 10th Fl. La Crosse, WI 54601

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED STATE BAR OF WISCONSIN FORM No. 1-2003

#198

Recording Area

Name and Return Address
New Castle Title
750 N 3rd Street, Suite B
La Crosse, WI 54601

83100

17-20036-70

Parcel Identification Number
This is not homestead property

Dawn Faherty
Notary Public
State of Wisconsin

STATE OF WISCONSIN

LA CROSSE COUNTY

Personally came before me on June 15, 2016
the above-named Richard Masrud & Patrick K. McGuire

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

[Signature]
* Dawn Faherty

Notary Public, State of Wisconsin

My Commission (is permanent)(expires: 3-10-18)

Brief Business Plan for El Charro Bar + Grill in La Crosse WI

The overall plan is to open up a (new) Mexican Restaurant/Bar in La Crosse Wisconsin, where customers can dine-in, carry-out or have food delivered. We will be open every day from 11:00am until 1:30am. As for our employees, we will be employing around 10-13 people.

We will be using the precautions for Covid-19 spread & will require masks, social distancing & proper disinfecting & cleaning of the facility.

We will also have some outdoor seating for summer.

Elsen, Nikki

From: Amanda Rivers <polkerchips@hotmail.com>
Sent: Thursday, March 4, 2021 10:49 PM
To: Elsen, Nikki; elcharromexicanbargrill@gmail.com
Subject: additional info needed
Attachments: El Charro Application_004.jpg

*** CAUTION: This email originated from an external sender. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. ***

I just put all 3 additional pieces of info on the attachment above (the general layout of place)

- 1) Cooler will be in the bar containing alcohol and will also be stored in the storage room (areas where alcohol will be shown highlighted in yellow)
- 2) 150 people can be seated at max compacity. Square footage is about 12,600 sq. ft. of total area.
- 3) Estimated % of gross receipts in alcohol is about 22% / food about 28%

Any other questions please, again, feel free to contact Luis.
Thank you!

Amanda R.

Sent from Mail for Windows 10

Back Entry

DOOR

BATHROOMS

ALCOHOL STORED IN STORAGE ROOM

Storage Room

Kitchen

SEAT

(Tables)
Dining Room

SEAT

BAR

COOLERS WHERE ALCOHOL WILL BE at Bar

12,600 SQUARE FEET

HOLDS ABOUT 150 PEOPLE (SEATED)

ESTIMATED PERCENT OF GROSS RECEIPTS OF ALCOHOL VS. OTHERS GOODS (FOOD) SOLD:

ALCOHOL: 22%
FOOD: 28%

waiting Area

Hostess Station

DOOR

DOOR

Patio

Street